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# SITE FINDER

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Boston Redevelopment Authority, the  
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BOSTON INDUSTRIAL REAL ESTATE LISTINGS FALL 19

CITY OF BOSTON

Thomas M. Menino, Mayor

Marisa Lago, Chief Economic Development Officer



For more information on the:  
Sitefinder Database, call 617-635-5555  
Sitefinder Book, call 617-635-3342



**SITEFINDER** is a comprehensive listing of leasable industrial sites in Boston. It contains 240 detailed profiles of available industrial space -- buildings and land -- located in Boston's neighborhoods, as well as in Boston's Marine Industrial Park. The site profiles presented in the **SITEFINDER** are based on information provided to the City by brokers and by owners of industrial sites in Boston.

The **SITEFINDER** is designed to help companies that need expansion or relocation space find suitable industrial sites in the City of Boston. The **SITEFINDER** is divided into 13 sections -- a section for each Boston neighborhood, as well as for Boston's Marine Industrial Park. An index breaks down the available buildings and land by location and size. Within each neighborhood section, each site is described in a one-page profile with information on a contact person, the size of the building or land, sale price or rent, lease or sale terms, building description, transportation details and other pertinent comments about the site.

The **SITEFINDER** includes only industrial sites in Boston that are currently being marketed by the site owners or brokers. The information on the sites was provided by owners or brokers who participated in the 1994 **SITEFINDER** survey and from City records.

To effectively assess the industrial real estate market in the City of Boston, leasable industrial building space is classified into the following three categories:

**TYPE I:** Quality industrial space (no major renovations needed) at a reasonable price and with favorable lease terms -- typically used for manufacturing.

Sixty-five percent of the leasable industrial building space in Boston belong in this category. Market activity for quality industrial (Type I) space remained stable over the past year with Type I average vacancy rate remaining flat at 33%. The average rent for Type I buildings in Boston fell slightly to \$4.67 per square foot.

Close to half of the available Type I space is located in Allston/Brighton, Hyde Park and South Boston. Boston's Marine Industrial Park in South Boston is home to close to two million square feet of Type I space, only 15.7% of which is available.

**TYPE II:** Industrial space with amenities and of high quality -- space primarily used by high-tech and R&D firms.

The healthy market for industrial R&D (Type II) space in Boston continued through the past year, with a vacancy rate of 16%. Only 10% of Boston's available industrial building space is Type II space.

The healthiest markets for Type II space are Fenway/Kenmore, Central Boston and Allston/Brighton. The healthy market for industrial R&D space in Boston is expected to continue as recruitment efforts in the City and region continue to be focused on emerging



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technologies and R&D-based industries.

**TYPE III:** Industrial space that requires some capital investment, has unfavorable lease terms (less than 5 years), or is located in an area undergoing use changes -- space primarily used for warehousing/storage and distribution.

Twenty six percent of Boston's available industrial building space is Type III space. Over the past year, the vacancy rate for Type III space continued to improve, and is currently at 46.5%.

The **SITEFINDER**, updated annually by the City, has been a valuable source of information for companies as well as the real estate community. Over the past several years, information on leasable industrial sites in Boston is made available to companies through the **SITEFINDER** book. Companies that can benefit from some assistance in better evaluating their real estate needs can contact one of EDIC's Economic Development Professionals who, by accessing the **SITEFINDER**, can identify some possible site options for a company. Companies that have identified potential Boston sites and need further information and business assistance can contact the Mayor's Office of Business Services (MOBS) at 635-5555. The MOBS can access the **SITEFINDER** to provide the company with detailed information on potential site options.

In 1993, the City also published its first **Retail SITEFINDER** to assist retailers and developers find suitable commercial space in the City of Boston. The **Retail SITEFINDER** will again be updated this year to provide information on available commercial space in Boston.

The City of Boston is committed to retaining and creating quality job opportunities for Boston residents. **SITEFINDER** is a tool that will enable the City to continue its commitment to create more jobs for Boston's residents by helping many companies to expand and locate in the City. We are sure you will find this publication useful and interesting.

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For information on:

**SITEFINDER** Database, call 617-635-5555.

**SITEFINDER** Book, call 617-635-3342.



## BACKGROUND/TRENDS

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Boston is home to over 24 million square feet of leasable industrial building space, 62% of which is quality industrial space. A 1994 survey of Boston's industrial market indicates that while the overall average vacancy rate for all types of industrial space in the City remained stable at 32% this year, there were a number of areas in Boston that experienced an increase in activity over the past year. This has encouraged owners and brokers to bring over two million square feet of industrial space back into the market, increasing the City's inventory of leasable space.

The market for quality industrial (Type I) space remained stable this past year. With Type I vacancy rate remaining flat at 33%, average rents for industrial space also remained relatively stable. The average rent for Type I space fell slightly to \$4.67 from the previous two years' average of \$4.98, remaining competitive with manufacturing rents in other markets across the nation such as Northern New Jersey (\$5.50), Atlanta (\$6.00), Los Angeles (\$6.60) and Philadelphia (\$8.75).

Quality industrial space at Boston's Marine Industrial Park also remained competitive, with its average rent (\$4.33) remaining below that of the City and Cambridge (\$5.00). Other neighborhoods, such as Central Boston, Charlestown, Dorchester and Jamaica Plain, became more competitive over the past year, with average rents for Type I space in these neighborhoods falling from last year.

Like the past few years, the market for industrial research and development (R&D)(Type II) space remained healthy, with average vacancy rate dropping to 16% from 1991's high of 29.6%. The Fenway/Kenmore neighborhood, home to the area's prominent health care and R&D clusters, recorded the lowest vacancy rate among the City's neighborhoods primarily because of the robust performance of the neighborhoods' Type II space.

While Boston's low-end industrial (Type III) space continued to post the highest vacancy rate among the three categories of industrial buildings, Type III vacancy rate fell slightly to 46.5% from last year's 46.9% and 1992's 71.2%. Over the past year, a number of previously Type I industrial spaces were downgraded to Type III, as the owners of these industrial buildings discontinued their efforts to upgrade their property to quality industrial space; instead, they have decided to wait and see what kinds of renovations potential tenants need. Investment into Type III properties will be needed to bring the Type III vacancy rate down substantially over the next years.

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The continued stability in industrial rents and aggressive marketing of industrial space will make Boston more attractive to industry in the next few years. Market conditions can be particularly important in attracting the manufacturing activities of emerging industries and retaining traditional industrial activities in the City.

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**Total Leasable Industrial Building Space in Boston, 1994: 24,477,424 Square Feet**

<b>LEASABLE INDUSTRIAL BUILDINGS*</b> <i>Summary for City of Boston, by Building Category</i> <i>As of Third Quarter, 1994</i>				
<b>Building Category</b>	<b>Total Sq. Ft.</b>	<b>Vacant Sq. Ft.</b>	<b>Occupied Sq. Ft.</b>	<b>Vacancy Rate</b>
TYPE I	12,062,367	3,955,604	8,106,763	32.8%
TYPE II	3,858,581	619,237	3,239,344	16.0%
TYPE III	3,406,505	1,585,010	1,821,495	46.5%
<b>TOTAL</b>	<b>19,327,453</b>	<b>6,159,851</b>	<b>13,167,602</b>	<b>31.9%</b>

<b>LEASABLE INDUSTRIAL BUILDINGS IN THE CITY OF BOSTON*</b> <i>Summary for All Building Categories, by Neighborhood</i> <i>As of Third Quarter, 1994</i>							
<b>Neighborhood</b>	<b>Total Sq. Ft.</b>	<b>Vacant Sq. Ft.</b>	<b>Occupied Sq. Ft.</b>	<b>Vacancy Rate</b>	<b>Average Rent per Sq.Ft.</b>		
					<b>TYPE I</b>	<b>TYPE II</b>	<b>TYPE III</b>
Marine Industrial Park	2,669,702	413,900	2,255,802	15.5%	\$4.33	\$13.00	
Allston/Brighton	1,582,131	692,347	889,784	43.8%	\$5.30	\$12.00	\$4.50
Central Boston	580,647	370,000	210,647	63.7%	\$3.50	\$6.50	
Charlestown	2,399,817	1,190,127	1,209,690	49.6%	\$4.15	\$14.00	\$3.25
Dorchester	778,316	507,266	271,050	65.2%	\$5.75		\$2.88
East Boston	1,206,952	139,500	1,067,452	11.6%	\$4.71		\$2.00
Fenway/Kenmore	540,000	8,000	532,000	1.5%		\$20.00	
Hyde Park	1,260,714	456,000	804,714	36.2%	\$4.16	\$12.50	
Jamaica Plain	542,825	223,680	319,145	41.2%	\$4.13		\$5.00
Mattapan	72,000	13,000	59,000	18.1%			
Roslindale	68,000	50,000	18,000	73.5%			
Roxbury	1,751,168	433,921	1,317,247	24.8%	\$5.00	\$9.50	\$3.50
South Boston	4,954,144	1,508,910	3,445,234	30.5%	\$4.52	\$9.49	\$4.50
South End	600,500	107,200	493,300	17.9%	\$5.75	\$7.25	\$6.00
West Roxbury	320,537	46,000	274,537	14.4%		\$9.50	
<b>Total, City of Boston</b>	<b>19,327,453</b>	<b>6,159,851</b>	<b>13,167,602</b>	<b>31.9%</b>	<b>\$4.67</b>	<b>\$10.65</b>	<b>\$3.88</b>

<b>Industrial Vacancy Rate in Boston, 1991-1994</b>				
	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>
<b>TYPE I</b>	49.3	44.5	33.0	32.8
<b>TYPE II</b>	29.6	24.8	19.3	16.0
<b>TYPE III</b>	69.7	71.2	46.9	46.5

\* Data presented in this chart are based on information provided to EDIC by site owners and brokers who participated in EDIC's 1994 Sitefinder Surveys, either by phone or mail.

Source: EDIC/Boston, 1994.

FILE: SF94.WK1





# INDEX OF BUILDINGS FOR SALE OR LEASE

## NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
<b>ALLSTON</b>		
3,000	20 Linden Street	For Lease
3,600	414 Cambridge Street	For Lease
6,000	392 - 406 Cambridge Street	For Sale
8,567	90 - 100 Windom Street	For Lease
12,800	28 Travis Street	For Lease
20,000	287 Western Avenue	For Lease
200,000	115 Cambridge Street	For Lease
<b>BRIGHTON</b>		
2,000	450 Western Avenue	For Sale or Lease
3,800	18 Shepard Street	For Sale or Lease
7,000	35 Hichborn Street	For Lease
8,000	6 - 22 Fordham Road	For Lease
33,450	77 Guest Street	For Sale or Lease
45,000	1380 Soldier's Field Road	For Sale
68,000	155 North Beacon Street	For Lease
108,810	145 Newton Street	For Sale or Lease
213,320	60 Everett Street	For Sale or Lease
<b>CENTRAL BOSTON</b>		
4,000	33 Harrison Avenue	For Lease
9,000	28 Piedmont Street	For Sale
26,000	42 - 44 Chauncy Street	For Sale or Lease
100,000	131 Beverly Street	For Lease
240,000	226 Causeway Street	For Sale or Lease
<b>CHARLESTOWN</b>		
5,000	Building 3I	For Sale
8,958	Building 60	For Sale or Lease
26,000	66 Cambridge Street	For Sale or Lease
39,210	56 Roland Street	For Lease
40,000	420 - 438 Rutherford Avenue	For Sale or Lease
43,000	90 Cambridge Street	For Sale or Lease
68,000	490 Rutherford Avenue	For Lease
75,000	529 Main Street	For Lease
111,700	50 Terminal Street	For Lease
131,000	267 - 281 Medford Street	For Lease
154,364	Building 58	For Sale or Lease
200,000	465 Medford Street	For Lease
200,000	425 - 444 Medford Street	For Lease
256,217	Terminal Street	For Lease
<b>DORCHESTER</b>		
1,000	193 Talbot Avenue	For Sale or Lease
4,000	35 Tenean Street	For Lease
5,000	103 Clayton Street	For Lease
6,772	15 Bay Street	For Sale or Lease
10,000	20 West Howell Street	For Lease
12,247	348 - 350 Adams Street	For Sale or Lease

# INDEX OF BUILDINGS FOR SALE OR LEASE

## NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
<b>DORCHESTER (cont.)</b>		
14,400	60 Clayton Street	For Lease
15,750	100 Gibson Street	For Lease
17,854	264 Columbia Road	For Sale or Lease
24,000	95 Freeport Street	For Sale or Lease
25,000	67 - 85 Freeport Street	For Sale or Lease
26,000	489 Gallivan Blvd	For Sale
27,000	1030 Morrissey Boulevard	For Sale or Lease
30,625	500 Neponset Avenue	For Sale or Lease
32,000	250 - 258 Woodrow Avenue	For Sale or Lease
45,719	74 Lawley Street	For Sale or Lease
82,000	65 East Cottage Street	For Sale
120,000	690 Dudley Street	For Lease
150,000	1100 Massachusetts Avenue	For Sale or Lease
<b>EAST BOSTON</b>		
2,000	256 Marginal Street, Bldg. #16	For Lease
3,000	220 McClellan Highway	For Lease
4,000	80 Border Street	For Lease
4,000	100 Condor Street	For Lease
6,000	266 Border Street	For Lease
6,000	256 Marginal Street, Bldg. #17	For Lease
8,500	944 Bennington Street	For Lease
12,000	440 McClellan Highway	For Lease
37,000	256 Marginal Street, Bldg. #18	For Lease
50,000	144 Addison Street/175 McClellan Hwy	For Lease
52,000	156 Porter Street	For Sale or Lease
<b>FENWAY</b>		
8,000	1260 Boylston Street	For Lease
<b>HYDE PARK</b>		
1,500	891 Hyde Park Avenue	For Lease
2,000	893 Hyde Park Avenue	For Lease
3,650	39 Sprague Street	For Sale
10,000	1616 Hyde Park Avenue	For Lease
10,000	54 Walter Street	For Lease
11,812	1214 Hyde Park Avenue	For Sale
15,000	1587 Hyde Park Avenue	For Lease
15,000	63 & 67 Sprague Street	For Lease
20,000	130 Bradlee Street	For Lease
22,500	50 Sprague Street	For Sale or Lease
27,000	1660 Hyde Park Avenue	For Sale or Lease
30,000	1575 Hyde Park Avenue	For Lease
38,500	45 - 54 Walter Street	For Lease
40,000	1415 Hyde Park Avenue	For Lease
40,000	1715 Hyde Park Avenue	For Lease
250,000	1 Westinghouse Plaza	For Lease
<b>JAMAICA PLAIN</b>		
700	14 Brookley Road	For Lease

# INDEX OF BUILDINGS FOR SALE OR LEASE

## NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
<b>JAMAICA PLAIN (cont.)</b>		
2,000	50 Stedman Street	For Lease
3,000	115 Brookside Avenue	For Lease
3,500	76 Stonley Road	For Sale or Lease
6,500	84 Stonley Road	For Sale
8,180	31 Germania Street	For Lease
8,300	3595 Washington Street	For Lease
10,000	3607 Washington Street	For Lease
40,000	31 Heath Street	For Sale or Lease
40,000	3390 Washington Street	For Lease
44,000	1705 Columbus Avenue	For Sale
108,000	3529 Washington Street	For Sale or Lease
<b>MARINE INDUSTRIAL PARK</b>		
4,000	22 Drydock Avenue	For Lease
90,000	12 Channel Street	For Lease
100,000	1 Design Center Place	For Lease
107,900	27 Drydock Avenue	For Lease
112,000	21 - 23 - 25 Drydock Avenue	For Lease
<b>MATTAPAN</b>		
13,000	33 Mildred Avenue	For Lease
76,800	4 River Street	For Sale
<b>ROSLINDALE</b>		
25,000	28 Mahler Road	For Sale or Lease
25,000	49 - 99 Mahler Road	For Lease
<b>ROXBURY</b>		
1,658	116 - 118 Roxbury Street	For Sale
1,800	208 Dudley Street	For Sale or Lease
2,500	960 Massachusetts Avenue	For Lease
7,541	51 - 59 - 71 Amory Street	For Lease
8,000	76 Shirley Street	For Sale or Lease
8,400	1960 Washington Street	For Lease
10,000	1132 - 1138 Blue Hill Avenue	For Sale or Lease
10,000	506 - 520 Dudley Street	For Lease
25,000	65 Allerton Street A	For Sale or Lease
25,000	260 Washington Street	For Sale or Lease
26,000	15 Rusfield Street	For Lease
30,000	2101 Washington Street	For Lease
32,880	100 Topeka Street	For Sale
33,600	16 Howard Street/29 Norfolk Avenue	For Sale or Lease
50,000	817 Albany Street	For Sale or Lease
50,000	100 Norfolk Avenue	For Lease
55,000	17 Warren Street	For Lease
60,000	85 Kemble Street	For Lease
<b>SOUTH BOSTON</b>		
2,516	516 East Second Street	For Lease



# INDEX OF BUILDINGS FOR SALE OR LEASE

## NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
SOUTH BOSTON (cont.)		
2,600	383 Dorchester Avenue	For Lease
2,800	417 West Broadway	For Lease
3,500	369 Congress Street	For Lease
3,750	212 Old Colony Avenue	For Lease
3,770	12 Farnsworth Street	For Lease
4,500	60 K Street	For Lease
5,000	220 Northern Avenue	For Lease
6,000	803 Summer Street	For Lease
6,000	10 Alger Street	For Lease
6,800	10 - 12 Powerhouse Road	For Lease
7,100	49 Melcher Street	For Lease
7,426	354 Congress Street	For Lease
7,500	207 F Street	For Sale or Lea
7,500	307 West First Street	For Lease
8,000	416 West Broadway	For Lease
10,000	409 Dorchester Avenue	For Sale
11,700	215 A Street	For Lease
12,000	292 Summer Street	For Lease
12,000	11 Elkins Street	For Lease
12,000	850 Summer Street	For Lease
14,000	89 Damrell Street	For Lease
15,000	105 West First Street (at A Street)	For Lease
15,600	388 East Eighth Street	For Sale or Lea
16,000	316 Summer Street	For Lease
16,568	474 Dorchester Avenue	For Lease
19,626	327 Summer Street	For Lease
19,662	319 A Street	For Lease
20,000	369 Dorchester Avenue	For Lease
21,000	15 Elkins Street	For Lease
22,000	44 Stillings Street	For Lease
22,000	205 West First Street	For Sale or Lea
22,000	35 - 41 P Street	For Sale
22,500	348 Congress Street	For Lease
24,780	322 Summer Street	For Lease
27,900	368 Congress Street	For Lease
30,000	365 Dorchester Avenue	For Lease
31,460	281 Summer Street	For Lease
35,000	340 C Street	For Sale or Lea
41,376	288 A Street	For Lease
50,000	647 Summer Street	For Lease
60,000	7 Elkins Street	For Sale or Lea
66,000	169 A Street	For Lease
85,000	321 Summer Street	For Lease
120,000	415 Summer Street	For Sale
121,500	483 - 493 C Street	For Sale
125,000	249 West Second Street	For Sale
150,000	451 D Street	For Lease
225,000	14 - 16 Greenbaum Street	For Sale or Lea
265,976	393 D Street	For Lease



# INDEX OF BUILDINGS FOR SALE OR LEASE

## NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
SOUTH END		
2,200	535 Albany Street	For Lease
3,000	90 Wareham Street	For Lease
7,500	1724 Washington Street	For Sale
8,500	129 Malden Street	For Lease
10,000	1234 Washington Street	For Lease
10,000	120 - 141 Newmarket Square	For Lease
16,000	1682 Washington Street	For Sale
17,500	242 East Berkeley Street	For Lease
66,000	2000 Washington Street	For Lease
WEST ROXBURY		
20,000	219 - 225 Rivermoore Street	For Lease
26,000	1600 VFW Parkway	For Lease

# INDEX OF LAND FOR SALE OR LEASE

## NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
<b>ALLSTON</b>		
27,000	392 - 406 Cambridge Street	For Sale
<b>BRIGHTON</b>		
87,120	1380 Soldier's Field Road	For Sale
470,448	60 Everett Street	For Sale or Lease
<b>CENTRAL BOSTON</b>		
6,931	68 - 72 Warrenton/Charles Street	For Sale
7,557	69 - 75 Tyler St./162 - 170 Harrison	For Sale
18,714	52 - 58 Tyler Street/Hudson Street	For Sale
25,272	36 - 70 Fulton Street	For Sale
42,662	Park Plaza/Charles/Stuart Streets	For Sale
<b>CHARLESTOWN</b>		
11,730	Main Street/Mishawum Street	For Sale
15,000	Parcel 39A	For Sale or Lease
19,853	3 Walker Street	For Sale
46,667	Building 108	For Sale
50,094	420 - 438 Rutherford Avenue	For Sale or Lease
59,366	Spice Street and Cambridge Street	For Sale or Lease
68,496	Bunker Hill/Main Street	For Sale
126,497	41 Terminal Street	For Sale
132,641	Terminal Street	For Lease
265,482	Austin & Sandgrow Streets	For Sale
286,875	Parcel 5, Drydock 5	For Sale or Lease
450,000	425 - 444 Medford Street	For Lease
479,160	265 Medford Street	For Lease
<b>DORCHESTER</b>		
5,000	103 - 105 Clayton Street	For Lease
7,000	95 Freeport Street	For Sale or Lease
13,756	Fields Court	For Sale
25,000	15 Bay Street	For Sale or Lease
31,000	67 - 85 Freeport Street	For Sale or Lease
91,476	1030 Morrissey Boulevard	For Sale or Lease
95,000	193 Talbot Avenue	For Sale or Lease
118,919	500 Neponset Avenue	For Sale or Lease
120,226	65 East Cottage Street	For Sale
152,460	1244 Dorchester Ave. - 1214 Hoit St.	For Lease
217,800	1100 Massachusetts Avenue	For Sale or Lease
217,800	65 Bay Street	For Lease
<b>EAST BOSTON</b>		
0	440 McClellan Highway	For Lease
622,878	102 - 148 Border Street	For Sale or Lease
<b>HYDE PARK</b>		
6,000	1750 Hyde Park Avenue	For Lease
8,671	16 - 24 Pingree Street	For Sale
31,363	29 Wilton Street	For Sale

# INDEX OF LAND FOR SALE OR LEASE

## NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
HYDE PARK (cont.)		
63,162	45 - 54 Walter Street	For Lease
87,120	1665 Hyde Park Avenue	For Lease
150,000	39 Sprague Street	For Sale
152,460	1415 Hyde Park Avenue	For Lease
JAMAICA PLAIN		
5,000	50 Stedman Street	For Lease
19,000	76 Stonley Road	For Sale or Lease
152,460	3595 Washington Street	For Lease
MATTAPAN		
38,400	4 River Street	For Sale
ROSLINDALE		
6,565	28 Mahler Road	For Sale or Lease
ROXBURY		
1,356	95 - 97 Dudley Street	For Sale
4,371	2397 Washington Street	For Sale
10,000	960 Massachusetts Avenue	For Lease
11,060	436 Warren Street	For Sale
12,018	Veron/Whittier Street	For Sale
12,802	175 - 177 Ruggles Street	For Sale or Lease
15,595	17 Williams Street	For Sale
15,754	100 - 112 Dudley Street	For Sale
17,903	288 - 298 Dudley Street	For Sale
19,209	104 - 106 Roxbury Street	For Sale
21,780	1960 Washington Street	For Lease
25,136	Roxbury/Shawmut Streets	For Sale
26,077	1130 - 1132 Tremont Street	For Sale
28,300	77 Terrace Street	For Sale or Lease
41,452	South Service Drive/Sterling Street	For Sale
55,311	20 Townsend Street	For Sale
85,729	Washington Street (Blair Site)	For Sale
94,792	Tremont Street (Portion P-3)	For Sale
116,712	4 Brinton/2822 Washington Street	For Sale
221,360	New Dudley/Tremont St. (Portion P-3)	For Sale
SOUTH BOSTON		
	207 F Street	For Sale or Lease
5,000	409 Dorchester Avenue	For Sale
10,500	K Street	For Sale or Lease
19,166	35 - 41 P Street	For Sale
29,621	415 Summer Street	For Sale
65,340	14 - 16 Greenbaum Street	For Sale or Lease
191,520	Elkins Street	For Lease
239,580	765 Summer Street	For Lease
SOUTH END		
1,075	129 East Berkeley Street	For Sale

# INDEX OF LAND FOR SALE OR LEASE

## NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
SOUTH END (cont.)		
1,895	31 - 33 Bradford Street	For Sale
2,281	137 - 139, 141 - 143 Berkeley Street	For Sale
4,167	18 - 24 Reed Street	For Sale
8,557	263 - 265 Northampton Street	For Sale
12,678	15 - 23 - 35 East Lenox Street	For Sale
13,259	636 - 640 Harrison Avenue	For Sale
13,349	642 - 656 Harrison Avenue	For Sale
15,301	433 - 443 Harrison Avenue	For Sale
20,644	985 - 1007 Tremont Street	For Sale
20,979	Plympton/East Dedham Street	For Sale
32,904	698 - 708 Columbus Avenue	For Sale
33,113	678 - 680 Shawmut Avenue	For Sale
52,650	1198 - 1206 Washington Street	For Sale



INDUSTRIAL  
PARK





# EDIC / BOSTON

Building space for lease in MARINE INDUSTRIAL PARK

Type: I

## SITE

## CONTACT PERSON

Building 32  
12 Channel Street  
Marine Industrial Park MA 02210

Tom Fields, Owner  
EDIC/Boston  
43 Hawkins Street  
Boston MA 02114  
Phone: 617-635-3342

## SIZE

Total Building Space:	297,025 Sq.Ft
Building Space Available:	90,000 Sq.Ft
For Manuf./Warehouse:	90,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

Available Subdivision: Subdivision possible.

## LEASE TERMS

Rent: \$4.00 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed: 1941    Year Renovated: 1994    Floors: 9.0

Stud Height: 10.20	Loading Docks: 23
Freight Elevators: 2	Parking Spaces:

Utilities:

Features:	Heavy floor loads.
Sprinklers:	Full.
Description:	Reinforced steel and concrete.

## TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	Yes (at night only).
Port Access:	Docking facility.
Highway Trans:	Summer Street or Northern Avenue to I-93 N/S, 1 mile.
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, distribution.

## COMMENTS

Parking garage nearby.

## EDIC / BOSTON

Building space for lease in MARINE INDUSTRIAL PARK

Type:

### SITE

Design Center Place  
1 Design Center Place  
Marine Industrial Park MA 02210

### CONTACT PERSON

Laura Crosby, Broker  
Boston Design Center  
1 Design Center Place, Ste.337  
Boston MA 02210  
Phone: 617-338-5062

### SIZE

Total Building Space:	500,000 Sq.Ft
Building Space Available:	100,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	100,000 Sq.Ft
Building Foot Print:	62,500 Sq.Ft

### LEASE TERMS

Rent: \$ 16.00/Sq.Ft                      Triple Net

### BUILDING DESCRIPTION

Year Completed: 1917    Year Renovated: 1985    Floors: 8.0

Stud Height: 13.00	Loading Docks: 1 Tailboard
Freight Elevators: 2	Parking Spaces: 300

#### Utilities:

Features:	On-site moving/freight company; in-house restaurant.
Sprinklers:	
Renovations:	Depends on tenant.
Description:	Class A reinforced concrete construction.

### TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	Yes (at night only).
Port Access:	Docking facility across street.
Highway Trans:	Summer Street or Northern Avenue to I-93 N/S, 1 mile.
Distance to Airport:	3.0 miles

### COMMENTS

Accommodates tenants in office & home furnishings industry.  
Free shuttle service to/from South Station.

# EDIC / BOSTON

Building space for lease in MARINE INDUSTRIAL PARK

Type: I

## SITE

## CONTACT PERSON

Bronstein Industrial Center  
21 - 23 - 25 Drydock Avenue  
Marine Industrial Park MA 02210

Jane K. Donnelly, Broker  
K.C. Donnelly & Company  
11 Valley View Road  
Weston MA 02193  
Phone: 617-894-2018

## SIZE

Total Building Space: 825,000 Sq.Ft  
Building Space Available: 112,000 Sq.Ft  
For Manuf./Warehouse: 112,000 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 206,376 Sq.Ft  
Available Subdivision: 5,000 - 68,000 SF on one floor.

## LEASE TERMS

Rent: \$ 3.75 - 4.25 /Sq.Ft.

## BUILDING DESCRIPTION

Year Completed: 1914    Year Renovated: 1983    Floors: 8.0

Stud Height: 16.00    Loading Docks: Ample Tailboard  
Freight Elevators: 5    Parking Spaces: 40

Utilities: Steam heat.  
Amps: 400    Volts: 277    Phase: 3  
Features: 2 passenger elevators, new restrooms.  
Sprinklers: Full.  
Renovations: Depends on tenant.  
Description: Class A reinforced concrete construction.

## TRANSPORTATION

Public Trans: Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).  
Rail Trans: Yes (at night only).  
Port Access: Docking facility across the street.  
Highway Trans: Summer Street or Northern Avenue to I-93 N/S, 1 mile.  
Distance to Airport: 3.0 miles

## SITE USES

Manufacturing, warehouse, R&D.

## COMMENTS

Additional parking available in garage across the street.  
Shuttle bus available to/from South Station.

## EDIC / BOSTON

Building space for lease in MARINE INDUSTRIAL PARK

Type:

### SITE

Boston Technical Center  
22 Drydock Avenue  
Marine Industrial Park MA 02210

### CONTACT PERSON

Tom Fields, Owner  
EDIC/Boston  
43 Hawkins Street  
Boston MA 02114  
Phone: 617-635-3342

### SIZE

Total Building Space:	43,626 Sq.Ft
Building Space Available:	4,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	4,000 Sq.Ft
For R&D:	0 Sq.Ft

### LEASE TERMS

Rent: \$ 9.00 - 10.00 /Sq.Ft.

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 3.0

Stud Height: 12.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities:      Electric, water.

Features:

Sprinklers:      Full.

Description:

### TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Summer Street or Northern Avenue to I-93, N/S, 1 mile.
Distance to Airport:	3.0 miles

### SITE USES

Industrial, office.

### COMMENTS

Parking garage nearby.



# EDIC / BOSTON

Building space for lease in MARINE INDUSTRIAL PARK

Type: I

## SITE

Section A (Building 114)  
27 Drydock Avenue  
Marine Industrial Park MA 02210

## CONTACT PERSON

Dana Narlee, Broker  
Pearson Associates  
1 International Pl., Suite 1130  
Boston MA 02110  
Phone: 617-330-8676

## SIZE

Total Building Space: 286,000 Sq.Ft  
Building Space Available: 107,900 Sq.Ft  
For Manuf./Warehouse: 107,900 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 36,700 Sq.Ft

## LEASE TERMS

Rent: \$4.75 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed: 1988      Year Renovated:      Floors: 8.0

Stud Height: 16.00      Loading Docks: 1 Tailboard (bay), 1 Drive-in  
Freight Elevators: 3      Parking Spaces: 40

Utilities:      Heat.

Features:      2 oversized passenger elevators.

Sprinklers:

Description:      Class A reinforced concrete construction.

## TRANSPORTATION

Public Trans:      Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).  
Rail Trans:      Yes (at night only).  
Port Access:      Docking facility across street.  
Highway Trans:      Summer Street or Northern Avenue to I-93 N/S, 1 mile.  
Distance to Airport:      3.0 miles

## SITE USES

Manufacturing, industrial.

## COMMENTS

Floor load: 250 lbs./sq.ft..



# EDIC / BOSTON

Land space for lease in MARINE INDUSTRIAL PARK

Type:

## SITE

Harbor Gateway  
Parcel 8  
South Boston MA 02210

## CONTACT PERSON

Robert Baldwin, Owner  
EDIC/Boston  
43 Hawkins Street  
Boston MA 02114  
Phone: 617-635-3342

## SIZE

Open Space Available: 95,824 Sq.Ft  
Parcel Size: 2.20 Acres

## LEASE TERMS

Rent:

## TRANSPORTATION

Public Trans: Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).  
Rail Trans: None.  
Port Access: Possible.  
Highway Trans: To Summer Street or Northern Avenue to I-93 N/S, 1 mile.  
Distance to Airport: 3.0 miles

## COMMENTS

For development. Lease terms to be determined.

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# EDIC / BOSTON

Land space for lease in MARINE INDUSTRIAL PARK

Type:

## SITE

Harbor Gateway  
Parcel A  
South Boston MA 02210

## CONTACT PERSON

Robert Baldwin, Owner  
EDIC/Boston  
43 Hawkins Street  
Boston MA 02114  
Phone: 617-635-3342

## SIZE

Open Space Available: 40,879 Sq.Ft  
Parcel Size: 1.00 Acres

## LEASE TERMS

Rent:

## TRANSPORTATION

Public Trans: Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).  
Rail Trans: None.  
Port Access: Possible.  
Highway Trans: To Summer Street or Northern Avenue to I-93 N/S, 1 mile.  
Distance to Airport: 3.0 miles

## COMMENTS

For development. Lease terms to be determined.





# EDIC / BOSTON

Land space for lease in MARINE INDUSTRIAL PARK

Type:

## SITE

## CONTACT PERSON

Harbor Gateway  
Parcel C1  
South Boston MA 02210

Robert Baldwin, Owner  
EDIC/Boston  
43 Hawkins Street  
Boston MA 02114  
Phone: 617-635-3342

## SIZE

Open Space Available: 69,249 Sq.Ft  
Parcel Size: 1.60 Acres

## LEASE TERMS

Rent:

## TRANSPORTATION

Public Trans: Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).  
Rail Trans: None.  
Port Access: Possible.  
Highway Trans: To Summer Street or Northern Avenue to I-93 N/S, 1 mile.  
Distance to Airport: 3.0 miles

## SITE USES

Seafood.

## COMMENTS

For development. Lease terms to be determined.  
Permitted for seafood use.









# EDIC / BOSTON

Building space for lease in ALLSTON

Type: III

## SITE

115 Cambridge Street  
Allston MA 02134

## CONTACT PERSON

Francis V. Cunningham, Broker  
Beal & Company, Inc.  
177 Milk Street  
Boston MA 02109  
Phone: 617-451-2100

## SIZE

Total Building Space:	200,000 Sq.Ft
Building Space Available:	200,000 Sq.Ft
For Manuf./Warehouse:	200,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	200,000 Sq.Ft

## LEASE TERMS

Rent: Triple Net

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 1.0

Stud Height: 21.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 400

Utilities: Separate.

Features: Loading docks available.

Sprinklers: Partial.

Renovations: Depends on use.

Description:

## TRANSPORTATION

Public Trans: On MBTA bus route, or within 2 blocks.

Rail Trans: None.

Port Access: None.

Highway Trans: Mass Pike and Storrow Drive, 1 mile.

Distance to Airport: 3.0 miles

## SITE USES

Warehouse.

## COMMENTS

Rent is negotiable.

## EDIC / BOSTON

Building/Land space for sale in ALLSTON

Type:

### SITE

VFW Allston Post 669  
392 - 406 Cambridge Street  
Allston MA 02134

### CONTACT PERSON

Robert Dunn, Owner  
VFW Allston Post 669  
406 Cambridge Street  
Allston MA 02134  
Phone: 617-254-9370

### SIZE

Total Building Space:	6,000	Sq.Ft
Building Space Available:	6,000	Sq.Ft
For Manuf./Warehouse:	6,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	4,500	Sq.Ft

Open Space Available:	27,000	Sq.Ft
Parcel Size:	0.75	Acres

### SALE TERMS

Sale price: Taxes:

### BUILDING DESCRIPTION

Year Completed: 1921    Year Renovated: 1992    Floors: 2.0

Stud Height: 12.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 65

#### Utilities:

Amps:	Volts:	Phase: 1, 3
Features:	Central airconditioned; open floor space.	

#### Sprinklers:

Renovations: None.

Description: Brick building with paved lighted parking lot.

### TRANSPORTATION

Public Trans:	Commonwealth Avenue/Green Line, 4 blocks.
Rail Trans:	None
Port Access:	None
Highway Trans:	Cambridge Street to Massachusetts Turnpike, 1/2 mile.
Distance to Airport:	3.0 miles

### SITE USES

Manufacturing, R&D.

### COMMENTS

Sale price is negotiable.  
New construction; near Allston-Brighton's distribution area.

# EDIC / BOSTON

Building space for lease in ALLSTON

Type: III

## SITE

414 Cambridge Street  
Allston MA 02134

## CONTACT PERSON

Nick Brown, Owner  
Thomas D. Brown Real Estate Associates  
P.O. Box 2033  
Truro MA 02666  
Phone: 508-349-2734

## SIZE

Total Building Space:	10,000 Sq.Ft
Building Space Available:	3,600 Sq.Ft
For Manuf./Warehouse:	3,600 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,000 Sq.Ft

## LEASE TERMS

Rent: \$5.00 /Sq.Ft Triple Net

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 1.0

Stud Height: 16.00 Loading Docks: 1 Tailgate.  
Freight Elevators: 0 Parking Spaces: 12

Utilities:  
Amps: 600 Volts: Phase: 1, 3  
Features: Heavy concrete floor.  
Sprinklers: Full.  
Description:

## TRANSPORTATION

Public Trans:	Commonwealth Avenue (Green Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Cambridge Street to Massachusetts Turnpike, 1/2 mile.
Distance to Airport:	3.0 miles

## SITE USES

Warehouse.

## COMMENTS

# EDIC / BOSTON

Building/Land space for sale/lease in BRIGHTON

Type: I

## SITE

Ryerson Steel Building  
60 Everett Street  
Brighton MA 02135

## CONTACT PERSON

Joseph Flynn, Broker  
RM Bradley & Company, Inc.  
250 Boylston Street  
Boston MA 02116  
Phone: 617-421-0708

## SIZE

Total Building Space: 213,320 Sq.Ft  
Building Space Available: 213,320 Sq.Ft  
For Manuf./Warehouse: 213,320 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 213,320 Sq.Ft

Open Space Available: 470,448 Sq.Ft  
Parcel Size: 10.80 Acres

## LEASE/SALE TERMS

Rent:

Sale price:

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 1.0

Stud Height: 20.00 Loading Docks:  
Freight Elevators: 0 Parking Spaces:

Utilities:

Features:

Sprinklers:

Description: Excellent visibility from Mass Turnpike.

## TRANSPORTATION

Public Trans: MBTA Green Line; Bus on Western Avenue to Mass Turnpike.  
Rail Trans: Yes.  
Port Access: None.  
Highway Trans: Abuts Masspike; Everett St. to Western Ave. to Masspike.  
Distance to Airport: 4.0 miles

## SITE USES

Industrial.

## COMMENTS

Lease and sale price are negotiable.  
Available for conversion. Parking lot available.

# EDIC / BOSTON

Building space for lease in BRIGHTON

Type: III

## SITE

6 - 22 Fordham Road  
Brighton MA 02135

## CONTACT PERSON

Rick Falcione, Broker

505 Mount Auburn Street  
Watertown MA 02172  
Phone: 617-926-3000

## SIZE

Total Building Space:	27,000 Sq.Ft
Building Space Available:	8,000 Sq.Ft
For Manuf./Warehouse:	8,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	13,500 Sq.Ft
Available Subdivision:	8,000 SF available space located on 1st floor.

## LEASE TERMS

Rent: \$4.00 /Sq.Ft      Triple Net

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 2.0

Stud Height: 14.00      Loading Docks: Drive-in door.  
Freight Elevators: 0      Parking Spaces:

Utilities:

Features:  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	MBTA Green Line (B)
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-90 (Mass Pike).
Distance to Airport:	4.0 miles

## SITE USES

Warehouse, Distribution.

## COMMENTS

Garage-type space.



# EDIC / BOSTON

Building space for sale/lease in BRIGHTON

Type: I

## SITE

Cox Engineering  
77 Guest Street  
Brighton MA 02135

## CONTACT PERSON

William J. Nealon, Owner  
W.J. Nealon  
68 Watertown Street  
Watertown MA 02172  
Phone: 617-926-1110

## SIZE

Total Building Space:	33,450 Sq.Ft
Building Space Available:	33,450 Sq.Ft
For Manuf./Warehouse:	24,120 Sq.Ft
For Industrial Office:	9,330 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	33,450 Sq.Ft
Available Subdivision:	11,700 SF; 21,750 SF; 33,450 SF.

## LEASE/SALE TERMS

Rent: \$ 5.00 - 8.00 /Sq.Ft.	Triple Net
Sale price: \$ 2,200,000	Taxes: \$ 42,000

## BUILDING DESCRIPTION

Year Completed: 1957    Year Renovated: 1983    Floors: 1.0

Stud Height: 14.00	Loading Docks: 1 Tailboard; 12 14' Doors.
Freight Elevators: 0	Parking Spaces: 200

Utilities:	Gas heat.
Amps: 400	Volts: 240    Phase: 3
Features:	Large paved, drained yard.
Sprinklers:	Full.
Description:	

## TRANSPORTATION

Public Trans:	Bus at Market Street.
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	To North Harvard Street to Mass Pike.
Distance to Airport:	5.0 miles

## SITE USES

Manufacturing, R&D.

## COMMENTS

# EDIC / BOSTON

Building space for lease in BRIGHTON

Type: II

## SITE

Morrison Schiff Building  
35 Hichborn Street  
Brighton MA 02135

## CONTACT PERSON

Richard Battista, Owner  
Rita Raye Trust  
35 Hichborn Street  
Brighton MA 02135  
Phone: 617-254-5404; 617-254-2779

## SIZE

Total Building Space:	26,000 Sq.Ft
Building Space Available:	7,000 Sq.Ft
For Manuf./Warehouse:	7,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	14,000 Sq.Ft
Available Subdivision:	4,000 SF for manufacturing, 3,000 SF for warehouse

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: 1986    Year Renovated:    Floors: 2.0

Stud Height: 25.00	Loading Docks: 1
Freight Elevators: 0	Parking Spaces: 30

Utilities:        Gas, water, electric.

Features:

Sprinklers:

Description:    Very good location, all newly modernized.

## TRANSPORTATION

Public Trans:	Bus #63 - Central Square to Cleveland Circle, 4 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Hichborn St. to Cambridge St. to Beacon St. to I-90.
Distance to Airport:	4.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Lease terms are negotiable.

# EDIC / BOSTON

Building space for lease in ALLSTON

Type: II

## SITE

International Power Devices  
20 Linden Street  
Allston MA 02134

## CONTACT PERSON

Jeff Yeh, Owner  
International Power Devices  
20 Linden Street  
Boston MA 02134  
Phone: 617-782-3331 ext. 109

## SIZE

Total Building Space:	57,900 Sq.Ft
Building Space Available:	3,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	3,000 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	15,000 Sq.Ft

## LEASE TERMS

Rent: \$12.00/Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated: 1988      Floors: 3.0

Stud Height: 14.00	Loading Docks: 2 Tailboards, 1 Drive-in.
Freight Elevators: 1	Parking Spaces: 39

Utilities:      All.

Features:

Sprinklers:      Full.

Description:      Brick and beam turn-of-century renovation.

## TRANSPORTATION

Public Trans:	Bus #64: Oak Square - Central Square Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	1 block to Harvard/Cambridge Avenue. Mass. Pike, 1/4 mile.
Distance to Airport:	3.0 miles

## SITE USES

Industrial office, R&D.

## COMMENTS

# EDIC / BOSTON

Building space for sale/lease in BRIGHTON

Type: I

## SITE

Anderson Power Product Building  
145 Newton Street  
Brighton MA 02135

## CONTACT PERSON

William J. Nealon, Owner  
W.J. Nealon  
68 Watertown Street  
Watertown MA 02172  
Phone: 617-926-1110

## SIZE

Total Building Space:	108,810 Sq.Ft
Building Space Available:	108,810 Sq.Ft
For Manuf./Warehouse:	92,060 Sq.Ft
For Industrial Office:	16,750 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	108,810 Sq.Ft

## LEASE/SALE TERMS

Rent: \$3.50 /Sq.Ft	Triple Net
Sale price: \$ 3,500,000	Taxes: \$ 114,000

## BUILDING DESCRIPTION

Year Completed: 1960    Year Renovated:    Floors: 1.0

Stud Height: 20.00	Loading Docks: 4 Tailboards.
Freight Elevators: 0	Parking Spaces: 200

Utilities:	Oil heat by FHW (office), FHA (plant); heavy power (500 KVA)
Amps:	Volts: 208    Phase: 3
Features:	Offices, locker facilities, waste compactor station.
Sprinklers:	Full.
Description:	

## TRANSPORTATION

Public Trans:	Bus #57: Watertown Square - Kenmore; #64: to Central Square.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Masspike, 1 mile.
Distance to Airport:	6.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

# EDIC / BOSTON

Building space for lease in BRIGHTON

Type: I

## SITE

155 North Beacon Street  
Brighton MA 02135

## CONTACT PERSON

Dana Narlee, Broker  
Pearson Associates  
1 International Pl., Suite 1130  
Boston MA 02110  
Phone: 617-330-8676

## SIZE

Total Building Space:	129,000 Sq.Ft
Building Space Available:	68,000 Sq.Ft
For Manuf./Warehouse:	26,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	42,000 Sq.Ft
Building Foot Print:	98,000 Sq.Ft

## LEASE TERMS

Rent: \$5.00 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 2.0
Stud Height: 22.00	Loading Docks: 1 Drive-in, 1 Tailboard.	
Freight Elevators: 0	Parking Spaces: 100	

Utilities:

Features:

Sprinklers: Full.

Description:

## TRANSPORTATION

Public Trans:	MBTA Green Line; Bus #64: Oak Sq. - Central Sq. (Red Line).
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	North Beacon Street to Cambridge Street to I-90 (Mass Pike).
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, R&D, warehouse.

## COMMENTS



# EDIC / BOSTON

Building space for sale/lease in BRIGHTON

Type: I

## SITE

18 Shepard Street  
Brighton MA 02135

## CONTACT PERSON

Rick Falcione, Broker

505 Mount Auburn Street  
Watertown MA 02172  
Phone: 617-926-3000

## SIZE

Total Building Space:	6,000	Sq.Ft
Building Space Available:	3,800	Sq.Ft
For Manuf./Warehouse:	3,800	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	3,000	Sq.Ft
Available Subdivision:	1,800 SF available in 1st floor; 2,000 SF in 2nd.	

## LEASE/SALE TERMS

Rent: \$3.00 /Sq.Ft  
Sale price: \$ 395,000

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 2.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities:

Features:  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	MBTA Green Line (B)
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-90 (Mass Pike).
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, R&D, Warehouse.

## COMMENTS

# EDIC / BOSTON

Building/Land space for sale in BRIGHTON

Type:

## SITE

1380 Soldier's Field Road  
Brighton MA 02135

## CONTACT PERSON

Mike Flynn, Broker  
Meredith & Grew Inc.  
160 Federal Street  
Boston MA 02110  
Phone: 617-330-8000

## SIZE

Total Building Space:	45,000 Sq.Ft
Building Space Available:	45,000 Sq.Ft
For Manuf./Warehouse:	30,000 Sq.Ft
For Industrial Office:	15,000 Sq.Ft
For R&D:	0 Sq.Ft

Open Space Available:	87,120 Sq.Ft
Parcel Size:	2.00 Acres

## SALE TERMS

Sale price: \$ 2,500,000                      Taxes:

## BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 2.0
-----------------	-----------------	-------------

Stud Height: 14.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 80

## Utilities:

Features:	Office on the second floor.
Sprinklers:	Full.
Description:	

## TRANSPORTATION

Public Trans:	Bus #64 to Central Square, 1-2 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Soldier's Field Road and Western Avenue to Mass Pike (I-90).
Distance to Airport:	4.0 miles

## SITE USES

Storage, Manufacturing, R&D.

## COMMENTS

# EDIC / BOSTON

Building space for lease in ALLSTON

Type: II

## SITE

28 Travis Street  
Allston MA 02134

## CONTACT PERSON

Francis V. Cunningham, Broker  
Beal & Company, Inc.  
177 Milk Street  
Boston MA 02109  
Phone: 617-451-2100

## SIZE

Total Building Space:	67,041 Sq.Ft
Building Space Available:	12,800 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	12,800 Sq.Ft
For R&D:	0 Sq.Ft

## LEASE TERMS

Rent: Triple Net

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 1.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities: Separate.

Features:	Parking and loading docks available.
Sprinklers:	Full.
Renovations:	Depends on tenant.
Description:	

## TRANSPORTATION

Public Trans:	Bus #86: Union Square - Harvard Square (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Cambridge Street to Western Avenue to Mass Pike, 1/2 mile.
Distance to Airport:	3.0 miles

## SITE USES

Industrial office.

## COMMENTS

Rent is negotiable.

# EDIC / BOSTON

Building space for lease in ALLSTON

Type: I

## SITE

Neuber Industrial Diamond Bldg.  
287 Western Avenue  
Allston MA 02134

## CONTACT PERSON

Francis V. Cunningham, Broker  
Beal & Company, Inc.  
177 Milk Street  
Boston MA 02109  
Phone: 617-451-2100

## SIZE

Total Building Space:	20,000 Sq.Ft
Building Space Available:	20,000 Sq.Ft
For Manuf./Warehouse:	20,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	15,000 Sq.Ft

## LEASE TERMS

Rent: Triple Net

## BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 2.0
Stud Height: 16.00	Loading Docks: 4 Drive-in (14').	
Freight Elevators: 0	Parking Spaces: 40	
Utilities:	Separate.	
Amps:	Volts: 207/400	Phase:
Features:	Fully air conditioned office; concrete floors.	
Sprinklers:		
Description:	Prior use - electrical supply/contractors.	

## TRANSPORTATION

Public Trans:	MBTA Green Line, 1/2 mile.
Rail Trans:	None
Port Access:	None
Highway Trans:	Western Avenue to North Harvard Street to Mass Pike (I-90).
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, warehouse, office

## COMMENTS

Rent is negotiable.

# EDIC / BOSTON

Building space for sale/lease in BRIGHTON

Type: I

## SITE

450 Western Avenue  
Brighton MA 02135

## CONTACT PERSON

Rick Falcione, Broker

505 Mount Auburn Street  
Watertown MA 02172  
Phone: 617-926-3000

## SIZE

Total Building Space:	16,000 Sq.Ft
Building Space Available:	2,000 Sq.Ft
For Manuf./Warehouse:	2,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	16,000 Sq.Ft

## LEASE/SALE TERMS

Rent: \$7.00 /Sq.Ft Triple Net  
Sale price: \$ 750,000

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 1.0

Stud Height: 0.00 Loading Docks: 1  
Freight Elevators: 0 Parking Spaces:

Utilities:

Features:

Sprinklers:

Description:

## TRANSPORTATION

Public Trans:	Bus #64 to Central Square (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Western Avenue to North Harvard Street to Masspike (I-90).
Distance to Airport:	4.0 miles

## SITE USES

Manufacturing.

## COMMENTS

Aside from 2,000 SF available, also has 6,000 SF available for retail use.



## EDIC / BOSTON

Building space for lease in ALLSTON

Type: II

### SITE

Windom Office & Industrial Park  
90 - 100 Windom Street  
Allston MA 02134

### CONTACT PERSON

Francis V. Cunningham, Broker  
Beal & Company, Inc.  
177 Milk Street  
Boston MA 02109  
Phone: 617-451-2100

### SIZE

Total Building Space:	114,890 Sq.Ft
Building Space Available:	8,567 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	8,567 Sq.Ft

Available Subdivision: Available units: 4,955 SF; 2,312 SF; 1,300 SF.

### LEASE TERMS

Rent: Triple Net

### BUILDING DESCRIPTION

Year Completed: 1980 Year Renovated: Floors: 3.0

Stud Height: 10.00	Loading Docks: Drive-in bays.
Freight Elevators: 0	Parking Spaces: 60

Utilities: Separate.

Features:

Sprinklers:

Renovations: Depends on use.

Description: Multi-building complex.

### TRANSPORTATION

Public Trans:	MBTA Green Line, 1/2 mile.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Cambridge Street to Mass. Pike (I-90), 1/4 mile.
Distance to Airport:	3.0 miles

### SITE USES

R&D, industrial office.

### COMMENTS

Rent is negotiable.





# EDIC / BOSTON

Building space for lease in CENTRAL BOSTON

Type: I

## SITE

## CONTACT PERSON

Hoffman Property  
131 Beverly Street  
Central Boston MA 02114

Martin Hoffman, Owner  
Hoffman Company  
160 North Washington Street  
Boston MA 02114  
Phone: 617-523-6700

## SIZE

Total Building Space:	180,000 Sq.Ft
Building Space Available:	100,000 Sq.Ft
For Manuf./Warehouse:	100,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	20,000 Sq.Ft

## LEASE TERMS

Rent: \$4.00 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed: 1905    Year Renovated:    Floors: 9.0

Stud Height: 12.00	Loading Docks: 3 Tailboards.
Freight Elevators: 3	Parking Spaces: 20

Utilities:    Oil/steam heat.

Features:    Brick & cement; heavy floor load; one passenger elevator.

Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	North Station (Orange & Green Lines & Commuter Rail Lines).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93, 1/2 block.
Distance to Airport:	2.0 miles

## SITE USES

Light manufacturing, warehouse.

## COMMENTS

# EDIC / BOSTON

Building space for sale/lease in CENTRAL BOSTON

Type: I

## SITE

Stop & Shop Building  
226 Causeway Street  
Central Boston MA 02114

## CONTACT PERSON

Eilish Neff, Broker  
Meredith & Grew Inc.  
160 Federal Street  
Boston MA 02110  
Phone: 617-330-8063

## SIZE

Total Building Space:	240,000 Sq.Ft
Building Space Available:	240,000 Sq.Ft
For Manuf./Warehouse:	240,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	34,280 Sq.Ft

## LEASE/SALE TERMS

Rent: \$3.00 /Sq.Ft                      Triple Net  
Sale price:

## BUILDING DESCRIPTION

Year Completed: 1907    Year Renovated:                      Floors: 7.0

Stud Height: 12.00                      Loading Docks: 10 Tailboards.  
Freight Elevators: 4                      Parking Spaces: 20

Utilities:                      Steam heat by oil.

Features:                      One passenger elevator.

Sprinklers:                      Full.

Description:                      Wooden floors over concrete. Floor load: 250 lbs/SF.

## TRANSPORTATION

Public Trans:	North Station (Orange Line, Green Line).
Rail Trans:	Immediate access to Commuter Rail at North Station.
Port Access:	None.
Highway Trans:	I-93 N/S, 1 block.
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Refrigeration space and a pasteurizing room on the 3rd flr.  
7,500 SF office space on 1st flr. Sale price is negotiable.



# EDIC / BOSTON

Building space for sale/lease in CENTRAL BOSTON

Type: I

## SITE

Former Boston Edison Plant  
42 - 44 Chauncy Street  
Central Boston MA 02111

## CONTACT PERSON

Julie Freedman, Owner  
Lockway Management Corporation  
38 Chauncy Street  
Boston MA 02111  
Phone: 617-426-7111

## SIZE

Total Building Space:	26,000 Sq.Ft
Building Space Available:	26,000 Sq.Ft
For Manuf./Warehouse:	26,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	4,400 Sq.Ft

## LEASE/SALE TERMS

Rent:	Triple Net
Sale price:	Taxes: \$ 14,000

## BUILDING DESCRIPTION

Year Completed: 1919      Year Renovated:      Floors: 5.0

Stud Height: 45.00	Loading Docks:
Freight Elevators: 1	Parking Spaces:

Utilities:

Features:      High ceilings.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	MBTA Park Street and Downtown Crossing.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Kneeland Street to I-93 N/S.
Distance to Airport:	2.0 miles

## SITE USES

Light manufacturing, storage.

## COMMENTS

Rent and sale price are negotiable.

# EDIC / BOSTON

Land space for sale in CENTRAL BOSTON

Type:

## SITE

36 - 70 Fulton Street  
Central Boston MA 02113

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 25,272 Sq.Ft  
Parcel Size: 0.58 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Green and Blue Line Stations.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To I-93 N/S, 1/8 mile.  
Distance to Airport: 1.0 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Building space for lease in CENTRAL BOSTON

Type: II

## SITE

ILGWU Building  
33 Harrison Avenue  
Central Boston MA 02111

## CONTACT PERSON

Sam Giurleo, Owner  
Ladies Garment Workers Center, Inc.  
33 Harrison Avenue, 8th Floor  
Boston MA 02111  
Phone: 617-426-1515

## SIZE

Total Building Space:	80,000	Sq.Ft
Building Space Available:	4,000	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	4,000	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	2,000	Sq.Ft

## LEASE TERMS

Rent: \$ 5.22 - 6.50 /Sq.Ft.

## BUILDING DESCRIPTION

Year Completed: 1920      Year Renovated:      Floors: 8.0

Stud Height: 16.00	Loading Docks:
Freight Elevators: 2	Parking Spaces: 10

Utilities:

Features:      Wooden floors.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Washington Street Station (Orange & Red Lines).
Rail Trans:	Commuter Rail at South Station.
Port Access:	None.
Highway Trans:	Knapp Street to Kneeland Street to I-93 N/S.
Distance to Airport:	3.0 miles

## SITE USES

Industrial office.

## COMMENTS

There is a commercial loading zone nearby.

## EDIC / BOSTON

Land space for sale in CENTRAL BOSTON

Type:

### SITE

Park Plaza/Charles/Stuart Streets  
Central Boston MA 02117

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available: 42,662 Sq.Ft  
Parcel Size: 1.00 Acres

### SALE TERMS

Sale price: Taxes:

### TRANSPORTATION

Public Trans: Arlington or Boylston Street Stations (Green Line), 2 blocks.  
Rail Trans: None.  
Port Access: Yes.  
Highway Trans: To Mass Pike.  
Distance to Airport: 1.5 miles

### SITE USES

Industrial.

### COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Building space for lease in CENTRAL BOSTON

Type: I

## SITE

125 Lincoln Street  
Boston MA 02111

## CONTACT PERSON

Paul Brown, Owner  
Paul Brown Inc.  
125 Lincoln Street  
Boston MA 02111  
Phone: 617-542-0131

## SIZE

Total Building Space:	1,000 Sq.Ft
Building Space Available:	1,000 Sq.Ft
For Manuf./Warehouse:	1,000 Sq.Ft
For Industrial Office:	0Sq.Ft
For R&D:	0Sq.Ft

Available Subdivision: 2nd floor.

## LEASE TERMS

Rent: \$ 9.00 - 9.50 /Sq.Ft.

## BUILDING DESCRIPTION

Year Completed: 1930    Year Renovated: 1990    Floors: 5.0

Stud Height: 8.00	Loading Docks: Loading ramp.
Freight Elevators: 1	Parking Spaces:

Utilities:

Features:

Sprinklers: 8

Renovations: None.

Description: Space located on second floor of parking garage building

## TRANSPORTATION

Public Trans: South Station (Red Line).

Rail Trans: South Station.

Port Access: Yes.

Highway Trans: To I-93 N/S, MassPike.

Distance to Airport: 2.5 miles

## SITE USES

Light Manufacturing, office.

## COMMENTS





# EDIC / BOSTON

Building space for sale in CENTRAL BOSTON

Type:

## SITE

28 Piedmont Street  
Central Boston MA 02116

## CONTACT PERSON

Warren Brown, Broker  
Boston Commercial Properties  
303 Congress Street, Suite 600  
Boston MA 02210  
Phone: 617-330-1070

## SIZE

Total Building Space:	9,000	Sq.Ft
Building Space Available:	9,000	Sq.Ft
For Manuf./Warehouse:	9,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	6,000	Sq.Ft

## SALE TERMS

Sale price: \$ 450,000

Taxes:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 1.0

Stud Height: 17.00	Loading Docks: 2 Drive-in.
Freight Elevators: 0	Parking Spaces: 4

Utilities:

Features:  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Arlington Street (Green Line); NE Med Center (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Near Mass Pike; Expressway 1/2 mile away.
Distance to Airport:	2.0 miles

## SITE USES

Light manufacturing, office.

## COMMENTS

# EDIC / BOSTON

Land space for sale in CENTRAL BOSTON

Type:

## SITE

52 - 58 Tyler Street/Hudson Street  
Central Boston MA 02111

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 18,714 Sq.Ft  
Parcel Size: 0.43 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Orange Line Stations.  
Rail Trans: None.  
Port Access: 1 mile.  
Highway Trans: To I-93 N/S, 1/2 mile.  
Distance to Airport: 1.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.  
Building at location is to be demolished.

# EDIC / BOSTON

Land space for sale in CENTRAL BOSTON

Type:

## SITE

## CONTACT PERSON

69 - 75 Tyler St./162 - 170 Harrison  
Central Boston MA 02111

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 7,557 Sq.Ft  
Parcel Size: 0.17 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Orange Line Stations.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To I-93 N/S, 1/2 mile.  
Distance to Airport: 1.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

## EDIC / BOSTON

Land space for sale in CENTRAL BOSTON

Type:

### SITE

68 - 72 Warrenton/Charles Street  
Central Boston MA 02111

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available:	6,931 Sq.Ft
Parcel Size:	0.16 Acres

### SALE TERMS

Sale price:

Taxes:

### TRANSPORTATION

Public Trans:	Boylston Street Station (Green Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, 1/2 mile.
Distance to Airport:	1.5 miles

### SITE USES

Industrial.

### COMMENTS

Sale terms are to be determined.







# EDIC / BOSTON

Land space for sale in CHARLESTOWN

Type:

## SITE

Austin & Sandgrow Streets  
Charlestown MA 02129

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 265,482 Sq.Ft  
Parcel Size: 6.10 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Sullivan Square (Orange Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To I-93 N/S, 1/2 mile.  
Distance to Airport: 1.0 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

## EDIC / BOSTON

Land space for sale in CHARLESTOWN

Type:

### SITE

Bunker Hill/Main Street  
Charlestown MA 02129

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available:	68,496 Sq.Ft
Parcel Size:	1.60 Acres

### SALE TERMS

Sale price:	Taxes:
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### TRANSPORTATION

Public Trans:	Sullivan Square (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S.
Distance to Airport:	1.5 miles

### SITE USES

Industrial.

### COMMENTS

Sale terms to be determined.

# EDIC / BOSTON

Building space for sale/lease in CHARLESTOWN

Type: III

## SITE

66 Cambridge Street  
Charlestown MA 02129

## CONTACT PERSON

Edward Owens, Owner  
Henry F. Owens, Inc.  
48 Garden Street  
Everett MA 02149  
Phone: 617-381-1000

## SIZE

Total Building Space:	26,000 Sq.Ft
Building Space Available:	26,000 Sq.Ft
For Manuf./Warehouse:	26,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	26,000 Sq.Ft

## LEASE/SALE TERMS

Rent: .  
Sale price: \$ 1,600,000      Taxes: \$ 16,000

## BUILDING DESCRIPTION

Year Completed: 1940      Year Renovated:      Floors: 1.0

Stud Height: 18.00      Loading Docks: 3 Drive-in.  
Freight Elevators: 0      Parking Spaces: 190

## Utilities:

Features:      Cement block building. Fenced with security gates.  
Sprinklers:  
Description:      Adjacent to H.P. Hood and near Schrafft Center.

## TRANSPORTATION

Public Trans:      Sullivan Square Station (Orange Line), 1 block.  
Rail Trans:      B & M active.  
Port Access:      None.  
Highway Trans:      Rutherford Ave. to I-93 N/S, 1/2 block.  
Distance to Airport:      3.0 miles

## SITE USES

Warehouse, distribution, garage.

## COMMENTS

Possible to create additional loading areas.  
Lease terms are negotiable.



## EDIC / BOSTON

Building space for sale/lease in CHARLESTOWN

Type: I

### SITE

Union Office Building  
90 Cambridge Street  
Charlestown MA 02129

### CONTACT PERSON

Kevin Sullivan, Broker  
CB Commercial, Inc.  
1000 Winter Street, Suite 2400  
Waltham MA 02154  
Phone: 617-487-6389

### SIZE

Total Building Space:	43,000 Sq.Ft
Building Space Available:	43,000 Sq.Ft
For Manuf./Warehouse:	43,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	27,000 Sq.Ft
Available Subdivision:	8,000 - 13,000 SF on first floor.

### LEASE/SALE TERMS

Rent: \$4.50 /Sq.Ft                      Triple Net  
Sale price: \$ 2,500,000

### BUILDING DESCRIPTION

Year Completed: 1982	Year Renovated:	Floors: 2.0
Stud Height: 26.00	Loading Docks: Dock High (3) and Garage.	
Freight Elevators: 0	Parking Spaces: 50	
Utilities:	Gas heat, HVAC.	
Features:	First class office and high bay warehouse.	
Sprinklers:		
Description:		

### TRANSPORTATION

Public Trans:	Orange Line.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93.
Distance to Airport:	2.0 miles

### SITE USES

Mfg, Office, Warehouse.

### COMMENTS

# EDIC / BOSTON

Land space for sale in CHARLESTOWN

Type:

## SITE

Charlestown Navy Yard  
Building 108  
Charlestown MA 02129

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 46,667 Sq.Ft  
Parcel Size: 1.10 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Bus # 111 to Haymarket Station (Orange, Green Lines).  
Rail Trans: None.  
Port Access: Yes.  
Highway Trans: To I-93 N/S, 1/2 mile.  
Distance to Airport: 1.0 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.  
Building is to be demolished.

# EDIC / BOSTON

Building space for sale in CHARLESTOWN

Type:

## SITE

Charlestown Navy Yard  
Building 3I  
Charlestown MA 02129

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Total Building Space:	5,000	Sq.Ft
Building Space Available:	5,000	Sq.Ft
For Manuf./Warehouse:	5,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft

## SALE TERMS

Sale price:

Taxes:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 0.0

Stud Height: 0.00      Loading Docks:  
Freight Elevators: 0      Parking Spaces:

Utilities:      Yes.

Features:

Sprinklers:

Renovations:      Needs complete rehab.

Description:

## TRANSPORTATION

Public Trans:	Bus #111 to Haymarket Station (Green, Orange Lines).
Rail Trans:	None.
Port Access:	1/4 mile.
Highway Trans:	Direct access to I-93 N/S.
Distance to Airport:	0.5 miles

## SITE USES

Mfg., warehouse, R&D, office.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Building space for sale/lease in CHARLESTOWN

Type: III

## SITE

Charlestown Navy Yard  
Building 58  
Charlestown MA 02129

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Total Building Space: 154,364 Sq.Ft  
Building Space Available: 154,364 Sq.Ft  
For Manuf./Warehouse: 154,364 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft

## LEASE/SALE TERMS

Rent:  
Sale price:

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 0.0

Stud Height: 0.00 Loading Docks:  
Freight Elevators: 0 Parking Spaces:

Utilities: Yes.

Features:

Sprinklers:

Renovations: Needs complete rehab.

Description:

## TRANSPORTATION

Public Trans: Bus #111 to Haymarket Station (Green, Orange Lines).  
Rail Trans: None.  
Port Access: 1/4 mile.  
Highway Trans: Direct access to I-93 N/S.  
Distance to Airport: 0.5 miles

## SITE USES

Mfg., warehouse, R&D, office.

## COMMENTS

Sale and lease terms are to be determined.

# EDIC / BOSTON

Building space for sale/lease in CHARLESTOWN

Type: II

## SITE

Charlestown Navy Yard  
Building 60  
Charlestown MA 02129

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Total Building Space:	8,958	Sq.Ft
Building Space Available:	8,958	Sq.Ft
For Manuf./Warehouse:	8,958	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft

## LEASE/SALE TERMS

Rent:  
Sale price:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 0.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities:      Yes.

### Features:

Sprinklers:

Renovations:      Needs complete rehab.

Description:

## TRANSPORTATION

Public Trans:	Bus #111 to Haymarket Station (Green, Orange Lines).
Rail Trans:	None.
Port Access:	1/4 mile.
Highway Trans:	Direct access to I-93 N/S.
Distance to Airport:	0.5 miles

## SITE USES

Mfg., warehouse, R&D, office.

## COMMENTS

Sale and lease terms are to be determined.



## EDIC / BOSTON

Land space for sale/lease in CHARLESTOWN

Type:

### SITE

Charlestown Navy Yard  
Parcel 5, Drydock 5  
Charlestown MA 02129

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available: 286,875 Sq.Ft  
Parcel Size: 6.60 Acres

### LEASE/SALE TERMS

Rent:  
Sale price:

### TRANSPORTATION

Public Trans: Bus #111 to Haymarket Station (Orange, Green Lines).  
Rail Trans: None.  
Port Access: Yes.  
Highway Trans: To I-93 N/S, 1/2 mile.  
Distance to Airport: 1.0 miles

### SITE USES

Industrial.

### COMMENTS

Sale and lease terms are to be determined.

## EDIC / BOSTON

Land space for sale/lease in CHARLESTOWN

Type:

### SITE

Charlestown Navy Yard  
Parcel 39A  
Charlestown MA 02129

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available: 15,000 Sq.Ft  
Parcel Size: 0.34 Acres

### LEASE/SALE TERMS

Rent:  
Sale price:

### TRANSPORTATION

Public Trans: Bus #111 to Haymarket Station (Orange, Green Lines).  
Rail Trans: None.  
Port Access: Yes.  
Highway Trans: To I-93 N/S, 1/2 mile.  
Distance to Airport: 1.0 miles

### SITE USES

Industrial.

### COMMENTS

Sale and lease terms are to be determined.

# EDIC / BOSTON

Land space for sale in CHARLESTOWN

Type:

## SITE

Main Street/Mishawum Street  
Charlestown MA 02129

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 11,730 Sq.Ft  
Parcel Size: 0.27 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Sullivan Square (Orange Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Direct access to I-93 N/S.  
Distance to Airport: 1.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms to be determined.

## EDIC / BOSTON

Building space for lease in CHARLESTOWN

Type: II

### SITE

The Schrafft Center  
529 Main Street  
Charlestown MA 02129

### CONTACT PERSON

Peter Cooney, Broker  
The Flatley Company  
529 Main Street  
Boston MA 02129  
Phone: 617-242-2700

### SIZE

Total Building Space:	606,000 Sq.Ft
Building Space Available:	75,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	75,000 Sq.Ft
Building Foot Print:	100,000 Sq.Ft

### LEASE TERMS

Rent: \$14.00/Sq.Ft

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 7.0

Stud Height: 18.00	Loading Docks: 10 Modern loading docks with levelers.
Freight Elevators: 2	Parking Spaces: 1000

Utilities:      Water,sewer,gas,heat pump system (HVAC),separately metered.

Features:      4 new passenger elevators. 20' x 20' bay spacing.

Sprinklers:

Description:      Fully landscaped; on waterfront.

### TRANSPORTATION

Public Trans:	Free shuttle to T at Sullivan Square. 1/2 mile.
Rail Trans:	None.
Port Access:	Public Boat Ramp on site.
Highway Trans:	Immediate access to Route I-93 N/S; Rt.1, 1 mile.
Distance to Airport:	2.0 miles

### SITE USES

R&D, industrial office, lab.

### COMMENTS

Has on-site cafeteria, health club, day care center.

# EDIC / BOSTON

Land space for lease in CHARLESTOWN

Type:

## SITE

Former Revere Sugar Site  
265 Medford Street  
Charlestown MA 02129

## CONTACT PERSON

Dennis Kay, Maritime Department, Owner  
Massachusetts Port Authority  
Fish Pier East 2, Northern Ave  
Boston MA 02210  
Phone: 617-973-5705

## SIZE

Open Space Available: 479,160 Sq.Ft  
Parcel Size: 11.00 Acres

## LEASE TERMS

Rent: \$1.50 /Sq.Ft

## TRANSPORTATION

Public Trans: Bus #92, #93: Sullivan Square (Orange Line) - Haymarket.  
Rail Trans: Active B&M service.  
Port Access: Available.  
Highway Trans: Medford Street to Sullivan Square, Rt. 95.  
Distance to Airport: 3.0 miles

## SITE USES

Maritime related uses.

## COMMENTS

## EDIC / BOSTON

Building space for lease in CHARLESTOWN

Type: III

### SITE

Lawrence & Wiggin Building  
267 - 281 Medford Street  
Charlestown MA 02129

### CONTACT PERSON

Jeffrey F. Stonberg, Owner  
Property Resources, Inc.  
10 Thatcher Street  
Boston MA 02113  
Phone: 617-720-2030; 617-742-8810

### SIZE

Total Building Space:	131,000 Sq.Ft
Building Space Available:	131,000 Sq.Ft
For Manuf./Warehouse:	131,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	22,500 Sq.Ft
Available Subdivision:	Subdivisions depend on tenant.

### LEASE TERMS

Rent:

### BUILDING DESCRIPTION

Year Completed: 1912      Year Renovated:      Floors: 6.0

Stud Height: 10.50	Loading Docks: 1 Tailboard.
Freight Elevators: 3	Parking Spaces: 12

Utilities:	Gas, water, sewer, electric, oil heat.
Amps: 600	Volts:      Phase:
Features:	1/3 of building heated. Additional parking in nearby lot.
Sprinklers:	Full.
Renovations:	Property is vacant; needs to be redeveloped.
Description:	Masonry exterior; mill type, heavy timber interior.

### TRANSPORTATION

Public Trans:	Bus #92,93: Sullivan Sq.(Orange Line)-Haymarket(Green Line).
Rail Trans:	None.
Port Access:	Mystic River access possible.
Highway Trans:	Medford Street to Sullivan Square, Rt. 95, 1/2 mile.
Distance to Airport:	3.0 miles

### SITE USES

Light mfg., R&D, back office.

### COMMENTS

In industrial area, near Revere Sugar Plant & Commerce Ctr.  
Lease terms are negotiable. Flexible renovation opportunity.



# EDIC / BOSTON

Building/Land space for lease in CHARLESTOWN

Type: III

## SITE

Charlestown Marine Park  
425 - 444 Medford Street  
Charlestown MA 02129

## CONTACT PERSON

Peter Cooney, Broker  
The Flatley Company  
529 Main Street  
Charlestown MA 02129  
Phone: 617-242-2700

## SIZE

Total Building Space: 300,000 Sq.Ft  
Building Space Available: 200,000 Sq.Ft  
For Manuf./Warehouse: 200,000 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 87,500 Sq.Ft

Open Space Available: 450,000 Sq.Ft  
Parcel Size: 20.44 Acres

## LEASE TERMS

Rent: \$ 2.50 - 3.50 /Sq.Ft.

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 3.0  
Stud Height: 30.00      Loading Docks: 10 Tailboards.  
Freight Elevators: 5      Parking Spaces: 100

## Utilities:

Features:      First floor load: 800 lbs/sf.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:      Bus #92, #93: Sullivan Square(Orange L.)-Haymarket(Green L.)  
Rail Trans:      Active B&M service.  
Port Access:      Pier space available.  
Highway Trans:      Medford Street to I-93 N/S, half mile.  
Distance to Airport:      2.0 miles

## SITE USES

Warehouse, storage.

## COMMENTS

## EDIC / BOSTON

Building space for lease in CHARLESTOWN

Type: I

### SITE

465 Medford Street  
Charlestown MA 02129

### CONTACT PERSON

Peter Cooney, Broker  
The Flatley Company  
529 Main Street  
Charlestown MA 02129  
Phone: 617-242-2700

### SIZE

Total Building Space:	212,000 Sq.Ft
Building Space Available:	200,000 Sq.Ft
For Manuf./Warehouse:	200,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	90,000 Sq.Ft

### LEASE TERMS

Rent: \$ 3.00 - 4.00 /Sq.Ft. Triple Net

### BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 5.0

Stud Height: 20.00	Loading Docks: 20 plus
Freight Elevators: 4	Parking Spaces: 350

Utilities: Water, sewer, gas; separately metered.

Features: Free on-site parking, shuttle service.

Sprinklers:

Description: Waterfront property.

### TRANSPORTATION

Public Trans:	Bus stop in front of property. 1/2 mile to Sullivan Sq. T.
Rail Trans:	None.
Port Access:	Waterfront Property, adjacent to public Boat Launch.
Highway Trans:	Off I-93 less than 1 mile.
Distance to Airport:	3.0 miles

### SITE USES

Manufacturing, warehouse.

### COMMENTS

Old industrial property adjacent to the Schrafft Center.

# EDIC / BOSTON

Building space for lease in CHARLESTOWN

Type: I

## SITE

Inner Tech Park  
56 Roland Street  
Charlestown MA 02129

## CONTACT PERSON

Trey Agnew, Broker  
Whittier Partners  
155 Federal Street, 10th Floor  
Boston MA 02110  
Phone: 617-482-6000

## SIZE

Total Building Space:	150,000 Sq.Ft
Building Space Available:	39,210 Sq.Ft
For Manuf./Warehouse:	39,210 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	58,360 Sq.Ft
Available Subdivision:	14,610 SF, 1st; 16,600 SF, 2nd; 8,000 SF, 3rd flrs

## LEASE TERMS

Rent: \$3.95 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1910      Year Renovated:      Floors: 3.0

Stud Height: 15.00	Loading Docks: 6 Tailboards.
Freight Elevators: 2	Parking Spaces: 250

Utilities:              Heat - steam by oil.

Features:              Recent renovation; air conditioning.

Sprinklers:              Full.

Description:

## TRANSPORTATION

Public Trans:	Sullivan Square Station (Orange Line) - 3 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-93 Southbound, 3 blocks. I-93 Northbound, 1 mile.
Distance to Airport:	2.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Last used for high-tech and lab space.  
Multi building industrial complex.

## EDIC / BOSTON

Building/Land space for sale/lease in CHARLESTOWN

Type:

### SITE

420 - 438 Rutherford Avenue  
Charlestown MA 02129

### CONTACT PERSON

Arthur Amadei, Broker  
Neelon Company  
255 Bear Hill Road  
Waltham MA 02154  
Phone: 617-890-4610

### SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	40,000 Sq.Ft
For Manuf./Warehouse:	32,000 Sq.Ft
For Industrial Office:	8,000 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	32,000 Sq.Ft
Available Subdivision:	8,000 SF of office space located on second floor.
Open Space Available:	50,094 Sq.Ft
Parcel Size:	1.15 Acres

### LEASE/SALE TERMS

Rent: \$4.00 /Sq.Ft	Triple Net
Sale price: \$ 2,050,000	Taxes: \$ 40,000

BUILDING DESCRIPTION

Year Completed: 1954    Year Renovated: 1986    Floors: 2.0

Stud Height: 21.00	Loading Docks: 3 Tailboards.
Freight Elevators: 0	Parking Spaces: 50

Utilities: All on site.  
Amps: 400    Volts: 482/288    Phase: 3  
Features: Reinforced concrete frame with masonry walls.  
Sprinklers:  
Description:

### TRANSPORTATION

Public Trans:	Orange Line, 1/2 mile.
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	To City Square to downtown Boston, Rt. 1A & I-93, 1 mile.
Distance to Airport:	3.0 miles

### SITE USES

Warehouse, manufacturing.

### COMMENTS

# EDIC / BOSTON

Building space for lease in CHARLESTOWN

Type: III

## SITE

490 Rutherford Avenue  
Charlestown MA 02129

## CONTACT PERSON

David Corkery, Broker  
Lynch, Murphy, Walsh & Partners  
One Financial Center  
Boston MA 02111  
Phone: 617-348-3800

## SIZE

Total Building Space:	68,000 Sq.Ft
Building Space Available:	68,000 Sq.Ft
For Manuf./Warehouse:	60,000 Sq.Ft
For Industrial Office:	8,000 Sq.Ft
For R&D:	0 Sq.Ft

## LEASE TERMS

Rent: \$3.50 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 2.0

Stud Height: 25.00	Loading Docks: 5
Freight Elevators: 0	Parking Spaces:

Utilities:

Features:

Sprinklers:

Description:

## TRANSPORTATION

Public Trans:	Orange Line, 1/4 mile.
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	To City Square to downtown Boston, Route 1, & I-93, 1 mile.
Distance to Airport:	3.0 miles

## SITE USES

Warehouse.

## COMMENTS



## EDIC / BOSTON

Land space for sale/lease in CHARLESTOWN

Type:

### SITE

Spice Street Property  
Spice Street and Cambridge Street  
Charlestown MA 02129

### CONTACT PERSON

Bruce Comenitz, Owner  
Pioneer Management Company  
970 Fellsway  
Medford MA 02155  
Phone: 617-396-0270

### SIZE

Open Space Available: 59,366 Sq.Ft  
Parcel Size: 1.36 Acres

### LEASE/SALE TERMS

Rent:  
Sale price:

### TRANSPORTATION

Public Trans: Across Sullivan Square Station (Orange Line).  
Rail Trans: B & M, 1 block away.  
Port Access: None.  
Highway Trans: Rutherford Avenue to downtown Boston and I-93, 1 block.  
Distance to Airport: 3.0 miles

### SITE USES

Parking lot, industrial.

### COMMENTS

Currently used as an open air parking lot.  
Lease and sale terms are negotiable.



# EDIC / BOSTON

Building/Land space for lease in CHARLESTOWN

Type: III

## SITE

Mystic Pier #1  
Terminal Street  
Charlestown MA 02129

## CONTACT PERSON

Dennis Kay, Maritime Department, Owner  
Massachusetts Port Authority  
Fish Pier East 2, Northern Ave  
Boston MA 02210  
Phone: 617-973-5705

## SIZE

Total Building Space: 256,217 Sq.Ft  
Building Space Available: 256,217 Sq.Ft  
For Manuf./Warehouse: 256,217 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 256,217 Sq.Ft

Open Space Available: 132,641 Sq.Ft  
Parcel Size: 5.00 Acres

## LEASE TERMS

Rent: \$2.00 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 1.0

Stud Height: 0.00 Loading Docks: 1 Tailboard.  
Freight Elevators: 0 Parking Spaces: 20

Utilities:

Features:

Sprinklers:

Description: Pier approx. 43,415 SF. Berth length: 897' south.

## TRANSPORTATION

Public Trans: Bus #92 & 93: Sullivan Sq. (Orange Line) - Haymarket (Green).  
Rail Trans: B & M.  
Port Access: Westerly shore - Inner Harbor.  
Highway Trans: Medford Street to Sullivan Square, I-93.  
Distance to Airport: 3.0 miles

## SITE USES

Warehouse for maritime use.

## COMMENTS

# EDIC / BOSTON

Land space for sale in CHARLESTOWN

Type:

## SITE

41 Terminal Street  
Charlestown MA 02129

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 126,497 Sq.Ft  
Parcel Size: 2.90 Acres

## SALE TERMS

Sale price:

Taxes:

## TRANSPORTATION

Public Trans: Bus #92 & 93: Sullivan Square - Haymarket (Orange Line).  
Rail Trans: Near.  
Port Access: None.  
Highway Trans: Medford Street to Sullivan Square, I-93 N/S.  
Distance to Airport: 1.0 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

## Building space for lease in CHARLESTOWN

Type: I

### SITE

Charlestown Commerce Center  
50 Terminal Street  
Charlestown MA 02129

### CONTACT PERSON

Michael Dumont, Owner  
Charlestown Commerce Center Realty Trust  
50 Terminal Street  
Boston MA 02129  
Phone: 617-242-0080

### SIZE

Total Building Space: 425,000 Sq.Ft  
Building Space Available: 111,700 Sq.Ft  
For Manuf./Warehouse: 111,700 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 30,000 Sq.Ft

### LEASE TERMS

Rent:

### BUILDING DESCRIPTION

Year Completed: 1910    Year Renovated: 1985    Floors: 8.0

Stud Height: 12.50    Loading Docks: 6 Front tailboards, 5 Rear tailboards.  
Freight Elevators: 3    Parking Spaces: 100

Utilities:    Gas, electric on site (gas, heat).

Features:    New systems include electric & heating equipment.

Sprinklers:

Renovations:    None.

Description:

### TRANSPORTATION

Public Trans:    Bus #92 & 93: Downtown - Sullivan Square (Orange Line).

Rail Trans:    Conrail.

Port Access:    Possible.

Highway Trans:    To Sullivan Square to I-93 N/S and Route 1, 3/4 mile.

Distance to Airport:    3.0 miles

### SITE USES

Manufacturing, storage, office

### COMMENTS

This is a 2-building complex.  
Rent is negotiable.

## EDIC / BOSTON

Land space for sale in CHARLESTOWN

Type:

### SITE

3 Walker Street  
Charlestown MA 02129

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available:	19,853 Sq.Ft
Parcel Size:	0.46 Acres

### SALE TERMS

Sale price:

Taxes:

### TRANSPORTATION

Public Trans:	Sullivan Square (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, 1/2 mile.
Distance to Airport:	1.5 miles

### SITE USES

Industrial.

### COMMENTS

Sale terms to be determined.







# EDIC / BOSTON

Building space for sale/lease in DORCHESTER

Type: III

## SITE

348 - 350 Adams Street  
Dorchester MA 02122

## CONTACT PERSON

Mary Mojave, Owner  
Public Facilities Department  
15 Beacon Street  
Boston MA 02108  
Phone: 617-635-4191

## SIZE

Total Building Space:	12,247 Sq.Ft
Building Space Available:	12,247 Sq.Ft
For Manuf./Warehouse:	12,247 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	5,872 Sq.Ft

## LEASE/SALE TERMS

Rent:  
Sale price:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 1.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities:      Hot air heating.

Features:      Security fence around parcel.

Sprinklers:

Description:      Ground floor -- concrete slab. Unfinished interior.

## TRANSPORTATION

Public Trans:	Fields Corner (Red Line), 4 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Park Street to Freeport St. to I-93 S, 1/2 mile.
Distance to Airport:	4.0 miles

## SITE USES

Warehouse.

## COMMENTS

Sale and lease terms to be determined, based on market value.  
Plenty of parking for trucks.

# EDIC / BOSTON

Building/Land space for sale/lease in DORCHESTER

Type: I

## SITE

Mead McGrath Fence Co.  
15 Bay Street  
Dorchester MA 02125

## CONTACT PERSON

Joseph Flynn, Broker  
RM Bradley & Company, Inc.  
250 Boylston Street  
Boston MA 02116  
Phone: 617-421-0708

## SIZE

Total Building Space: 6,772 Sq.Ft  
Building Space Available: 6,772 Sq.Ft  
For Manuf./Warehouse: 5,772 Sq.Ft  
For Industrial Office: 1,000 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 6,772 Sq.Ft

Open Space Available: 25,000 Sq.Ft  
Parcel Size: 0.69 Acres

## LEASE/SALE TERMS

Rent:  
Sale price: \$ 600,000

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 1.0

Stud Height: 11.00 Loading Docks: 4 Drive-in doors.  
Freight Elevators: 0 Parking Spaces:

Utilities: Electric, Sewer, Water.  
Amps: 100 Volts: Phase:  
Features: Parcel is enclosed by a fence.  
Sprinklers:  
Description: Flat paved land.

## TRANSPORTATION

Public Trans: Savin Hill Station, 200 yards.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To SE Expressway (I-93 N/S), 1 mile.  
Distance to Airport: 5.0 miles

## SITE USES

Manufacturing, vehicle storage

## COMMENTS

Lease terms are negotiable.

## EDIC / BOSTON

Land space for lease in DORCHESTER

Type:

### SITE

Dorchester Bay Enterprise Park  
65 Bay Street  
Dorchester MA 02125

### CONTACT PERSON

Jasenska Diminic, Owner  
Dorchester Bay Economic Development Co.  
594 Columbia Road, Suite 302  
Dorchester MA 02125  
Phone: 617-825-4200

### SIZE

Open Space Available: 217,800 Sq.Ft  
Parcel Size: 5.00 Acres

### LEASE TERMS

Rent:

### TRANSPORTATION

Public Trans:  
Rail Trans: Yes.  
Port Access: None.  
Highway Trans: To I-93 N/S, 1 mile.  
Distance to Airport: 4.5 miles

### COMMENTS

Lease terms are negotiable.  
Tax credits possible in this economic development zone.

# EDIC / BOSTON

Building space for lease in DORCHESTER

Type: I

## SITE

New England Spice  
60 Clayton Street  
Dorchester MA 02122

## CONTACT PERSON

Michael Rausseo, Owner  
The Suffolk Company  
10 Post Office Square  
Boston MA 02110  
Phone: 617-482-6050

## SIZE

Total Building Space:	14,400 Sq.Ft
Building Space Available:	14,400 Sq.Ft
For Manuf./Warehouse:	14,400 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	4,200 Sq.Ft

## LEASE TERMS

Rent: \$5.00 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed: 1880    Year Renovated:    Floors: 2.0

Stud Height: 16.00	Loading Docks: Extensive tailboard loading.
Freight Elevators: 1	Parking Spaces: 36

Utilities:    Heat - oil-fired boiler.

### Features:

Sprinklers:    Full.

Description:    Multi-bldg. site: brick bldg w/ 2 flrs and basement.

## TRANSPORTATION

Public Trans:	Fields Corner, Red Line, 6 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	2 blocks from Freeport St. and 1/2 mile from SE Expressway.
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Prior use: spice manufacturing company.  
First floor includes 1,400 SF of attached warehouse.

# EDIC / BOSTON

Building space for lease in DORCHESTER

Type: I

## SITE

Sturtevant Inc. Pattern Shop  
103 Clayton Street  
Dorchester MA 02122

## CONTACT PERSON

William S. English, Owner  
Sturtevant Inc.  
103 Clayton Street  
Boston MA 02122  
Phone: 617-825-6500

## SIZE

Total Building Space:	50,000	Sq.Ft
Building Space Available:	5,000	Sq.Ft
For Manuf./Warehouse:	1,400	Sq.Ft
For Industrial Office:	3,600	Sq.Ft
For R&D:	0	Sq.Ft

## LEASE TERMS

Rent: \$ 2.50 - 5.00 /Sq.Ft. Triple Net

## BUILDING DESCRIPTION

Year Completed: 1899 Year Renovated: 1975 Floors: 2.0

Stud Height: 14.00 Loading Docks: 1 10\*10 roll-up.  
Freight Elevators: 0 Parking Spaces: 4

### Utilities:

Amps: Volts: 110/220 Phase: 3

### Features:

Sprinklers:

Renovations: Build in offices.

Description: Brick and wood frame (mill construction).

## TRANSPORTATION

Public Trans: Fields Corner (Red Line); Bus #20: Fields Corner.

Rail Trans: None.

Port Access: None.

Highway Trans: Park Street to Freeport Street to I-93 N/S.

Distance to Airport: 5.0 miles

## SITE USES

Woodworking, Toy Mfg.

## COMMENTS

Woodworking machines in place.



# EDIC / BOSTON

Land space for lease in DORCHESTER

Type:

## SITE

103 - 105 Clayton Street  
Dorchester MA 02122

## CONTACT PERSON

William S. English, Owner  
Sturtevant Inc.  
103 Clayton Street  
Boston MA 02122  
Phone: 617-825-6500

## SIZE

Open Space Available:	5,000 Sq.Ft
Parcel Size:	1.40 Acres

## LEASE TERMS

Rent: \$1.00 /Sq.Ft                      Triple Net

## TRANSPORTATION

Public Trans:	Near Fields Corner T Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Park Street to Freeport Street to I-93.
Distance to Airport:	5.0 miles

## SITE USES

Clean storage or warehouse.

## COMMENTS



# EDIC / BOSTON

Building space for sale/lease in DORCHESTER

Type: I

## SITE

264 Columbia Road  
Dorchester MA 02121

## CONTACT PERSON

Mary Mojave, Owner  
Public Facilities Department  
15 Beacon Street  
Boston MA 02108  
Phone: 617-635-4191

## SIZE

Total Building Space:	17,854 Sq.Ft
Building Space Available:	17,854 Sq.Ft
For Manuf./Warehouse:	17,854 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

## LEASE/SALE TERMS

Rent:  
Sale price:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 0.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities:

Features:      Paved parking.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Bus #16 to Forest Hills Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Direct access to I-93 N/S.
Distance to Airport:	4.0 miles

## SITE USES

Storage, manufacturing.

## COMMENTS

Sale and lease terms to be determined, based on market value.

# EDIC / BOSTON

Land space for lease in DORCHESTER

Type:

## SITE

1244 Dorchester Ave. - 1214 Hoit St.  
Dorchester MA 02122

## CONTACT PERSON

Robert Susi, Broker  
Wings Realty Trust  
53 Freeport Street  
Dorchester MA 02122  
Phone: 617-282-4942

## SIZE

Open Space Available: 152,460 Sq.Ft  
Parcel Size: 3.50 Acres

## LEASE TERMS

Rent:

## TRANSPORTATION

Public Trans: MBTA Red Line.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Dorchester Avenue to Columbia Road to SE Expressway.  
Distance to Airport: 3.0 miles

## SITE USES

Industrial.

## COMMENTS

Rent is negotiable.

# EDIC / BOSTON

Building space for lease in DORCHESTER

Type: I

## SITE

Leon Electric  
690 Dudley Street  
Dorchester MA 02122

## CONTACT PERSON

Arthur Leon, Owner  
Leon Electric  
1234 Washington Street  
Boston MA 02118  
Phone: 617-482-8383

## SIZE

Total Building Space:	120,000 Sq.Ft
Building Space Available:	120,000 Sq.Ft
For Manuf./Warehouse:	120,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	16,000 Sq.Ft

## LEASE TERMS

Rent: \$3.50 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed: 1934	Year Renovated:	Floors: 7.0
Stud Height: 12.00	Loading Docks: 4 Tailboards, 4 Drive-in.	
Freight Elevators: 2	Parking Spaces: 65	

Utilities: Gas and oil.

Features:

Sprinklers:

Description: Concrete construction.

## TRANSPORTATION

Public Trans:	Bus #15: Kane Square - Dudley Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Dudley Street to Columbia Road to I-93 N/S, 1 mile.
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing.

## COMMENTS

20,000 SF available for parking.

## EDIC / BOSTON

Building/Land space for sale in DORCHESTER

Type:

### SITE

Maxwell Industrial Park  
65 East Cottage Street  
Dorchester MA 02122

### CONTACT PERSON

Trey Agnew, Broker  
Whittier Partners  
155 Federal Street, 10th Floor  
Boston MA 02110  
Phone: 617-482-6000

### SIZE

Total Building Space:	82,000 Sq.Ft
Building Space Available:	82,000 Sq.Ft
For Manuf./Warehouse:	82,000 Sq.Ft
For Industrial Office:	0Sq.Ft
For R&D:	0Sq.Ft

Open Space Available:	120,226 Sq.Ft
Parcel Size:	2.76 Acres

### SALE TERMS

Sale price: \$ 1,500,000	Taxes:
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### BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 0.0
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Stud Height: 0.00	Loading Docks: 8 Tailgates, 2 grade loading doors.
Freight Elevators: 1	Parking Spaces:

Utilities:	All.	
Amps: 800	Volts:	Phase:
Features:	Paved lot for parking;centrally airconditioned office space.	
Sprinklers:	Full wet sprinklers.	
Description:		

### TRANSPORTATION

Public Trans:	Bus on East Cottage Street.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93, 1 mile.
Distance to Airport:	3.0 miles

### SITE USES

Manufacturing, warehouse.

### COMMENTS

4 bldgs: #1 - 41,500 SF, 2 flrs; #2 - 14,000 SF, 2 flrs;  
#3 - 18,300 SF, 3 flrs; #4 - 8,200, 2 flrs.

# EDIC / BOSTON

Land space for sale in DORCHESTER

Type:

## SITE

Fields Court  
Dorchester MA 02125

## CONTACT PERSON

Elinor Banquer, Owner  
Southeast Realty Trust  
51 Saxon Road  
Westwood MA 02090  
Phone: 617-769-0959

## SIZE

Open Space Available:	13,756 Sq.Ft
Parcel Size:	0.00 Acres

## SALE TERMS

Sale price: \$ 73,600	Taxes: \$ 1,028
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## TRANSPORTATION

Public Trans:	
Rail Trans:	None.
Port Access:	None.
Highway Trans:	

## SITE USES

Industrial.

## COMMENTS

# EDIC / BOSTON

Building/Land space for sale/lease in DORCHESTER

Type: I

## SITE

67 - 85 Freeport Street  
Dorchester MA 02122

## CONTACT PERSON

Robert Susi, Broker  
Wings Realty Trust  
53 Freeport Street  
Dorchester MA 02122  
Phone: 617-282-4942

## SIZE

Total Building Space:	25,000 Sq.Ft
Building Space Available:	25,000 Sq.Ft
For Manuf./Warehouse:	25,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	9,000 Sq.Ft
Open Space Available:	31,000 Sq.Ft
Parcel Size:	1.00 Acres

## LEASE/SALE TERMS

Rent: \$4.00 /Sq.Ft	Triple Net
Sale price:	Taxes: \$ 28,000

## BUILDING DESCRIPTION

Year Completed: 1930    Year Renovated: 1992    Floors: 3.0

Stud Height: 14.00	Loading Docks: 1
Freight Elevators: 1	Parking Spaces: 60

Utilities:	Gas, electric, water, sewer.	High-voltage service.
Amps: 1200	Volts: 220,240	Phase:
Features:		
Sprinklers:	Wet system.	
Renovations:	None.	
Description:	Class A Masonry.	

## TRANSPORTATION

Public Trans:	Between Savin Hill and Fields' Corner Stations.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-93 N/S.
Distance to Airport:	5.0 miles

## SITE USES

Manufacturing, warehouse, office

## COMMENTS

Sale price is negotiable.



# EDIC / BOSTON

Building/Land space for sale/lease in DORCHESTER

Type: I

## SITE

Kryptonite Building  
95 Freeport Street  
Dorchester MA 02122

## CONTACT PERSON

Dana Narlee, Michael McGrath, Broker  
Pearson Associates  
1 International Pl., Suite 1130  
Boston MA 02110  
Phone: 617-330-8676

## SIZE

Total Building Space:	24,000 Sq.Ft
Building Space Available:	24,000 Sq.Ft
For Manuf./Warehouse:	24,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,000 Sq.Ft
Open Space Available:	7,000 Sq.Ft
Parcel Size:	0.00 Acres

## LEASE/SALE TERMS

Rent: \$4.00 /Sq.Ft Triple Net  
Sale price: \$ 650,000

## BUILDING DESCRIPTION

Year Completed: 1924 Year Renovated: 1982 Floors: 3.0

Stud Height: 13.00 Loading Docks: 3 Drive-in, 1 Overhead door.  
Freight Elevators: 2 Parking Spaces: 10

Utilities: Water, sewer.  
Amps: 400 Volts: 220/110 Phase: multi  
Features: 2 ton craneway w/ drive-in door access.  
Sprinklers: Full.  
Description:

## TRANSPORTATION

Public Trans: Fields Corner (Red Line), 1/2 mile.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Easy access to Southeast Expressway and Mass Pike.  
Distance to Airport: 4.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Entire building available for sale; 18,000 SF for lease.  
Office space has dedicated lines for computer hook-up.

# EDIC / BOSTON

Building space for sale in DORCHESTER

Type:

## SITE

489 Gallivan Blvd  
Dorchester MA 02124

## CONTACT PERSON

William B. Calapa, Marie Calapa, Owner  
Joseph's Catering Inc.  
111 Bradford Road  
Braintree MA 02184  
Phone: 617-825-9026

## SIZE

Total Building Space:	26,000 Sq.Ft
Building Space Available:	26,000 Sq.Ft
For Manuf./Warehouse:	26,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	13,000 Sq.Ft

## SALE TERMS

Sale price: \$ 1,150,000

Taxes: \$ 28,000

## BUILDING DESCRIPTION

Year Completed: 1930    Year Renovated: 1986    Floors: 2.0

Stud Height: 14.00	Loading Docks: 3 Tailboards.
Freight Elevators: 0	Parking Spaces: 50

Utilities:	6" sewer, 6" gas line, electric.
Amps: 1600	Volts:                      Phase: 1, 3
Features:	Concrete floors.
Sprinklers:	
Renovations:	Yes.
Description:	Concrete block/brick construction.

## TRANSPORTATION

Public Trans:	Fields Corner (Red Line), 4 blocks; Bus #20: Fields Corner.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Gallivan Blvd. to I-93 N/S, half mile.
Distance to Airport:	8.0 miles

## SITE USES

Distribution, office.

## COMMENTS

# EDIC / BOSTON

Building space for lease in DORCHESTER

Type: III

## SITE

100 Gibson Street  
Dorchester MA 02122

## CONTACT PERSON

Gary Fitzpatrick, Owner

100 Gibson Street  
Dorchester MA 02122  
Phone: 617-288-4058

## SIZE

Total Building Space:	21,000 Sq.Ft
Building Space Available:	15,750 Sq.Ft
For Manuf./Warehouse:	15,750 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,500 Sq.Ft
Available Subdivision:	Available space located on second floor.

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: 1900    Year Renovated:    Floors: 2.0

Stud Height: 15.00	Loading Docks: 5 Bays loading
Freight Elevators: 0	Parking Spaces: 30

Utilities:

Features:	Concrete building with metal shed.
Sprinklers:	None.
Renovations:	Needs renovation.
Description:	Prior use: factory for heavy equipment.

## TRANSPORTATION

Public Trans:	Fields Corner (Red Line), 4 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Park Street to Freeport Street to I-93 South, 1/2 mile.
Distance to Airport:	4.0 miles

## SITE USES

Warehouse, light manufacturing

## COMMENTS

Lease terms are negotiable.

# EDIC / BOSTON

Building space for sale/lease in DORCHESTER

Type: III

## SITE

74 Lawley Street  
Dorchester MA 02107

## CONTACT PERSON

Kathleen Douglas, Broker  
The Douglas Company  
20 Lafayette Avenue  
Hingham MA 02043  
Phone: 617-740-2246

## SIZE

Total Building Space:	45,719 Sq.Ft
Building Space Available:	45,719 Sq.Ft
For Manuf./Warehouse:	41,144 Sq.Ft
For Industrial Office:	4,575 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	31,969 Sq.Ft
Available Subdivision:	1st Floor: 31,969 SF; 2nd Floor: 13,750 SF.

## LEASE/SALE TERMS

Rent: \$1.75 /Sq.Ft	Triple Net
Sale price: \$ 475,000	Taxes: \$ 32,000

## BUILDING DESCRIPTION

Year Completed: 1940	Year Renovated:	Floors: 2.0
Stud Height: 16.00	Loading Docks: 2 Loading docks; 2 Drive-in loading doors.	
Freight Elevators: 1	Parking Spaces: 100	

### Utilities:

Features:	Masonry construction; security alarm system.
Sprinklers:	Full.
Description:	

## TRANSPORTATION

Public Trans:	Bus #20: Fields Corner - Neponset Circle & Adams Street.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-93 N/S, 1 mile.
Distance to Airport:	4.0 miles

## SITE USES

Warehouse, distribution.

## COMMENTS

# EDIC / BOSTON

Building/Land space for sale/lease in DORCHESTER

Type: I

## SITE

Agar Supply Company  
1100 Massachusetts Avenue  
Dorchester MA 02125

## CONTACT PERSON

John Cremmen, Broker  
Peter Elliot & Company, Inc.  
260 Franklin Street  
Boston MA 02110  
Phone: 617-439-9100

## SIZE

Total Building Space:	150,000 Sq.Ft
Building Space Available:	150,000 Sq.Ft
For Manuf./Warehouse:	150,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	130,000 Sq.Ft
Available Subdivision:	Will consider lease of 50,000SF subdividable units
Open Space Available:	217,800 Sq.Ft
Parcel Size:	8.06 Acres

## LEASE/SALE TERMS

Rent: \$6.50 /Sq.Ft                      Triple Net  
Sale price: \$ 10,900,000

## BUILDING DESCRIPTION

Year Completed: 1987      Year Renovated:      Floors: 1.0

Stud Height: 14.00	Loading Docks: 20
Freight Elevators: 1	Parking Spaces: 500

Utilities:

Features:	Refrigerated space.
Sprinklers:	Full.
Renovations:	Depends on use.
Description:	Single storey garage-type.

## TRANSPORTATION

Public Trans:	Bus #17:Fields Corner-Andrew Square;Bus #18:Ashmont-Andrew.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-93, 1.5 miles.
Distance to Airport:	2.0 miles

## SITE USES

Distribution, manufacturing.

## COMMENTS

Also for transportation and contractor uses.  
Owner prefers to sell.



# EDIC / BOSTON

Building/Land space for sale/lease in DORCHESTER

Type: I

## SITE

Kirley Lumber  
1030 Morrissey Boulevard  
Dorchester MA 02122

## CONTACT PERSON

John Cremmen, Broker  
Peter Elliot & Company, Inc.  
260 Franklin Street  
Boston MA 02110  
Phone: 617-439-9100

## SIZE

Total Building Space:	27,000 Sq.Ft
Building Space Available:	27,000 Sq.Ft
For Manuf./Warehouse:	27,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	27,000 Sq.Ft
Available Subdivision:	20,000 SF on the 1st floor; 7,000 on mezzanine.
Open Space Available:	91,476 Sq.Ft
Parcel Size:	2.10 Acres

## LEASE/SALE TERMS

Rent: \$12.00/Sq.Ft                      Triple Net  
Sale price: \$2,100,000  
BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 1.0
Stud Height: 20.00	Loading Docks: Multiple drive-in doors.	
Freight Elevators: 0	Parking Spaces:	

## Utilities:

Features:                      Unique to property is a 66' \* 16' signage.  
Sprinklers:                      Full.  
Description:

## TRANSPORTATION

Public Trans:	Bus #20: Fields Corner - Neponset Avenue & Adams Street.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, .1 miles; to Route.3, .1 miles.
Distance to Airport:	3.0 miles

## SITE USES

Wholesale, distribution.

## COMMENTS

Has a separate parcel of 37,650 SF of paved land that can be sold or leased separately.



# EDIC / BOSTON

Building/Land space for sale/lease in DORCHESTER

Type: I

## SITE

500 Neponset Avenue  
Dorchester MA 02122

## CONTACT PERSON

John Cremen, Broker  
Peter Elliot & Company, Inc.  
260 Franklin Street  
Boston MA 02110  
Phone: 617-439-9100

## SIZE

Total Building Space: 30,625 Sq.Ft  
Building Space Available: 30,625 Sq.Ft  
For Manuf./Warehouse: 30,625 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 16,900 Sq.Ft

Open Space Available: 118,919 Sq.Ft  
Parcel Size: 2.73 Acres

## LEASE/SALE TERMS

Rent: \$6.00 /Sq.Ft Triple Net  
Sale price: \$ 1,500,000

## BUILDING DESCRIPTION

Year Completed: 1920 Year Renovated: 1960 Floors: 2.0

Stud Height: 20.00 Loading Docks: 4 Electrical overhead doors.  
Freight Elevators: 1 Parking Spaces: 150

Utilities: Oil-fired boiler.

Features: Visibility.

Sprinklers:

Description: Garage type building with parking lot.

## TRANSPORTATION

Public Trans: Bus #20 to Fields Corner (Red Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To Morrissey Blvd. to SE Expressway, 1 mile.  
Distance to Airport: 5.0 miles

## SITE USES

Industrial, office.

## COMMENTS

# EDIC / BOSTON

Building/Land space for sale/lease in DORCHESTER

Type: I

## SITE

193 Talbot Avenue  
Dorchester MA 02124

## CONTACT PERSON

Elizabeth Buckley, Owner

401 Morrissey Blvd.  
Boston MA 02125  
Phone: 617-436-3379

## SIZE

Total Building Space:	1,000	Sq.Ft
Building Space Available:	1,000	Sq.Ft
For Manuf./Warehouse:	1,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	1,000	Sq.Ft

Open Space Available:	95,000	Sq.Ft
Parcel Size:	2.20	Acres

## LEASE/SALE TERMS

Rent:	Triple Net
Sale price:	Taxes: \$ 7,000

## BUILDING DESCRIPTION

Year Completed: 1910    Year Renovated:    Floors: 1.0

Stud Height: 8.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 85

Utilities:    Gas, electric.

Features:

Sprinklers:

Renovations:    Minor.

Description:    Brick building.

## TRANSPORTATION

Public Trans:	Bus on Talbot Avenue.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Route 128, 8 minutes.
Distance to Airport:	3.0 miles

## SITE USES

Industrial, office.

## COMMENTS

Lease with option to buy.  
Rent and sale price are negotiable.

# EDIC / BOSTON

Building/Land space for sale/lease in DORCHESTER

Type: I

## SITE

Sunbeam Property  
60 Tenean Street  
Dorchester MA 02122

## CONTACT PERSON

John Cremmen, Broker  
Peter Elliot & Company, Inc.  
260 Franklin Street  
Boston MA 02110  
Phone: 617-439-9100

## SIZE

Total Building Space:	49,000 Sq.Ft
Building Space Available:	49,000 Sq.Ft
For Manuf./Warehouse:	49,000 Sq.Ft
For Industrial Office:	0Sq.Ft
For R&D:	0Sq.Ft

Open Space Available:	0Sq.Ft
Parcel Size:	1.56 Acres

## LEASE/SALE TERMS

Rent: \$5.50 /Sq.Ft	Triple Net
Sale price: \$ 2,300,000	Taxes: \$ 87,935

## BUILDING DESCRIPTION

Year Completed: 1968    Year Renovated: 1973    Floors: 0.0

Stud Height: 16.00	Loading Docks: 3 Tailboard Loading, 1 Drive-in Garage Door.
Freight Elevators: 0	Parking Spaces: 65

Utilities:            Packaged cooling units, gas-fired, ceiling-mounted heaters.

Features:            Internal loading platforms. Overhead blowers in warehouse.

Sprinklers:           Full.

Description:        Brick-block w/ concrete slab compos'n roof/metal decking

## TRANSPORTATION

Public Trans:        North Quincy and Fields Corner Stations, Red Line.

Rail Trans:           None.

Port Access:         None.

Highway Trans:      To I-93 N/S.

Distance to Airport: 10.0 miles

## SITE USES

Warehouse, Manufacturing.

## COMMENTS

Has retail component approximately 2,700 s/f.  
Drive-in service area for vehicles with lift.



# EDIC / BOSTON

Building space for lease in DORCHESTER

Type: II

## SITE

35 Tenean Street  
Dorchester MA 02122

## CONTACT PERSON

Jim Federico, Owner  
B. Federico Realty Trust  
35 Tenean Street  
Boston MA 02122  
Phone: 617-825-1264

## SIZE

Total Building Space:	20,000 Sq.Ft
Building Space Available:	4,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	4,000 Sq.Ft
For R&D:	0 Sq.Ft

Available Subdivision: 4,000 square feet available on first floor.

## LEASE TERMS

Rent: \$15.00/Sq.Ft

## BUILDING DESCRIPTION

Year Completed: 1955    Year Renovated: 1993    Floors: 1.5

Stud Height: 10.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 12

Utilities:	All utilities available.
Amps:	Volts: 220    Phase: 3
Features:	Great exposure on Morrissey Boulevard.
Sprinklers:	12
Renovations:	None.
Description:	Metal and concrete building, paved lot.

## TRANSPORTATION

Public Trans:	North Quincy and Fields Corner Stations, Red Line, 1 mile.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, 1/4 mile.
Distance to Airport:	10.0 miles

## SITE USES

Industrial office.

## COMMENTS

## EDIC / BOSTON

Building space for lease in DORCHESTER

Type: II

### SITE

20 West Howell Street  
Dorchester MA 02125

### CONTACT PERSON

Frank Neal, Broker  
Peter Elliot & Company, Inc.  
990 Washington Street  
Dedham MA 02026  
Phone: 617-329-6780

### SIZE

Total Building Space:	10,000 Sq.Ft
Building Space Available:	10,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	10,000 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	5,000 Sq.Ft

### LEASE TERMS

Rent: Triple Net

### BUILDING DESCRIPTION

Year Completed: 1964    Year Renovated:    Floors: 2.0

Stud Height: 8.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 25

#### Utilities:

Features: Air conditioned.  
Sprinklers:  
Renovations: Needed on second floor.  
Description:

### TRANSPORTATION

Public Trans:	Andrew Square (Red Line), 3 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Boston Street to I-93 N/S, 1 block.
Distance to Airport:	3.0 miles

### SITE USES

Industrial office.

### COMMENTS

Rent is negotiable.



# EDIC / BOSTON

Building space for sale/lease in DORCHESTER

Type: III

## SITE

250 - 258 Woodrow Avenue  
Dorchester MA 02124

## CONTACT PERSON

Stavros Frantzis, Owner  
Frantzis Associates/1132 Blue Hill Trust  
7 Harris Avenue  
Jamaica Plain MA 02130  
Phone: 617-983-0865

## SIZE

Total Building Space:	32,000 Sq.Ft
Building Space Available:	32,000 Sq.Ft
For Manuf./Warehouse:	32,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	16,000 Sq.Ft

## LEASE/SALE TERMS

Rent: \$4.00 /Sq.Ft                      Triple Net  
Sale price:

## BUILDING DESCRIPTION

Year Completed:              Year Renovated:              Floors: 2.0

Stud Height: 18.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities:

Features:

Sprinklers:

Renovations:      Windows.

Description:

## TRANSPORTATION

Public Trans:	Bus on Blue Hill Avenue.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, 5 miles.
Distance to Airport:	10.0 miles

## SITE USES

Garage, Vehicle Repair.

## COMMENTS

Sale price is negotiable.  
Can be combined with site on 1132-1138 Blue Hill Avenue.

# EDIC / BOSTON

Building space for lease in MATTAPAN

Type: III

## SITE

Tech Carburetor Building  
33 Mildred Avenue  
Mattapan MA 02126

## CONTACT PERSON

Ray Ross, Owner  
Tech Carburetor  
35 Mildred Avenue  
Mattapan MA 02126  
Phone: 617-296-0050

## SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	13,000 Sq.Ft
For Manuf./Warehouse:	13,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	40,000 Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 1.0

Stud Height: 16.00      Loading Docks: 2 Overheads.  
Freight Elevators: 0      Parking Spaces:

Utilities:      Steam heat.  
Amps: 1000      Volts:      Phase:  
Features:  
Sprinklers:      Full.  
Description:      All brick building.

## TRANSPORTATION

Public Trans:      Mattapan Square (Red Line), 1/4 mile.  
Rail Trans:      None.  
Port Access:      None.  
Highway Trans:      To Babson Street to Blue Hill Avenue to Rte. 128.  
Distance to Airport:      10.0 miles

## SITE USES

Warehouse, garage.

## COMMENTS

Lease terms are negotiable.

# EDIC / BOSTON

Building/Land space for sale in MATTAPAN

Type: I

## SITE

Berger Instruments Building  
4 River Street  
Mattapan MA 02126

## CONTACT PERSON

Sam Thomas, Broker  
CB Commercial, Inc.  
1000 Winter Street, Suite 2400  
Waltham MA 02154  
Phone: 617-526-0758

## SIZE

Total Building Space:	76,800	Sq.Ft
Building Space Available:	76,800	Sq.Ft
For Manuf./Warehouse:	72,000	Sq.Ft
For Industrial Office:	4,800	Sq.Ft
For R&D:	0	Sq.Ft

Open Space Available:	38,400	Sq.Ft
Parcel Size:	2.10	Acres

## SALE TERMS

Sale price: \$ 2,000,000

Taxes: \$ 60,000

## BUILDING DESCRIPTION

Year Completed: 1943      Year Renovated:      Floors: 2.0

Stud Height: 20.00	Loading Docks: 4 - 8 loading docks.
Freight Elevators: 1	Parking Spaces:

Utilities:  
Amps: 660      Volts:      Phase:  
Features:      Alarm; air conditioned office space.  
Sprinklers:      Full.  
Description:

## TRANSPORTATION

Public Trans:	Bus #27: Mattapan - Ashmont.
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	To Route 128, 4 miles; to I-93 N/S, 3 miles.
Distance to Airport:	10.0 miles

## SITE USES

Manufacturing, storage, office

## COMMENTS

Additional land abutting property is for sale or lease.  
Open land could be used for parking, loading, or expansion.









## EDIC / BOSTON

Building space for lease in EAST BOSTON

Type: II

### SITE

### CONTACT PERSON

Towle Manufacturing Building  
144 Addison Street/175 McClellan Hwy  
East Boston MA 02128

Leonard Florence, Owner  
Syratech/Wallace International  
175 McClellan Highway  
Boston MA 02128  
Phone: 617-561-2200

### SIZE

Total Building Space:	351,984 Sq.Ft
Building Space Available:	50,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	50,000 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	180,000 Sq.Ft

### LEASE TERMS

Rent:

### BUILDING DESCRIPTION

Year Completed: 1940    Year Renovated:    Floors: 2.0

Stud Height: 18.00	Loading Docks: 10 Tailboards.
Freight Elevators: 2	Parking Spaces: 999

Utilities:

Features:	Office space in good condition.
Sprinklers:	Full.
Description:	

### TRANSPORTATION

Public Trans:	Bus #400, #440: Boston via Western Avenue - Lynn.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	McClellan Highway (Rt 1A) to I-93, I-90 & downtown, 3 miles.
Distance to Airport:	1.0 miles

### SITE USES

Industrial office, warehouse.

### COMMENTS

Lease terms are negotiable.

## EDIC / BOSTON

Building space for lease in EAST BOSTON

Type: I

### SITE

Bennington Realty Trust  
944 Bennington Street  
East Boston MA 02128

### CONTACT PERSON

Tony Anelauskas, Owner  
Lombardo Companies  
220 Border Street  
Boston MA 02128  
Phone: 617-569-2323

### SIZE

Total Building Space:	20,000 Sq.Ft
Building Space Available:	8,500 Sq.Ft
For Manuf./Warehouse:	8,500 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,000 Sq.Ft

### LEASE TERMS

Rent: \$ 3.50 - 5.00 /Sq.Ft. Triple Net

### BUILDING DESCRIPTION

Year Completed: 1960 Year Renovated: 1980 Floors: 2.0

Stud Height: 8.00	Loading Docks: Roll-up door.
Freight Elevators: 0	Parking Spaces: 10

Utilities:  
Amps: 200 Volts: Phase: 3  
Features:  
Sprinklers:  
Description:

### TRANSPORTATION

Public Trans:	Maverick Station (Blue Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Route 1A.
Distance to Airport:	1.0 miles

### SITE USES

Manufacturing, R&D.

### COMMENTS

# EDIC / BOSTON

Building space for lease in EAST BOSTON

Type: I

## SITE

Super Electronics Inc.  
80 Border Street  
East Boston MA 02128

## CONTACT PERSON

Phil Grusbuy, Owner  
Super Electronics Inc.  
80 Border Street  
East Boston MA 02128  
Phone: 617-569-0892

## SIZE

Total Building Space:	28,000 Sq.Ft
Building Space Available:	4,000 Sq.Ft
For Manuf./Warehouse:	4,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	7,000 Sq.Ft
Available Subdivision:	4,000 SF available on 4th floor.

## LEASE TERMS

Rent: \$5.00 /Sq.Ft .

## BUILDING DESCRIPTION

Year Completed: 1900    Year Renovated:    Floors: 4.0

Stud Height: 14.00	Loading Docks:
Freight Elevators: 1	Parking Spaces: 30

Utilities:    Steam heat.

Features:  
Sprinklers:    Full.  
Description:    On the waterfront.

## TRANSPORTATION

Public Trans:	Maverick Square (Blue Line), 5 minutes away.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	2 blocks from Route 1A.
Distance to Airport:	1.0 miles

## SITE USES

Manufacturing, warehouse, R&D.

## COMMENTS

## EDIC / BOSTON

Land space for sale/lease in EAST BOSTON

Type:

### SITE

City Properties  
102 - 148 Border Street  
East Boston MA 02128

### CONTACT PERSON

Linda Perry, Owner  
Public Facilities Department  
15 Beacon Street  
Boston MA 02108  
Phone: 617-635-0100

### SIZE

Open Space Available: 622,878 Sq.Ft  
Parcel Size: 14.30 Acres

### LEASE/SALE TERMS

Rent:  
Sale price:

### TRANSPORTATION

Public Trans: Maverick Square Station (Blue Line), 6 blocks.  
Rail Trans: None.  
Port Access: Yes.  
Highway Trans: McClellan Highway (Route 1A), 2 blocks to I-93, I-90.  
Distance to Airport: 2.0 miles

### COMMENTS

Land is partially under water and needs development.  
Sale and lease terms to be determined, based on market value.

# EDIC / BOSTON

Building space for lease in EAST BOSTON

Type: I

## SITE

266 Border Street  
East Boston MA 02128

## CONTACT PERSON

Lou Mazzarini, Owner  
A & M Paper Company  
266 Border Street, PO Box 313  
East Boston MA 02128  
Phone: 617-567-6200

## SIZE

Total Building Space: 30,000 Sq.Ft  
Building Space Available: 6,000 Sq.Ft  
For Manuf./Warehouse: 6,000 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 5,000 Sq.Ft  
Available Subdivision: 6,000 SF available on 4th floor.

## LEASE TERMS

Rent: \$2.00 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 4.0  
Stud Height: 14.00      Loading Docks: 10' x 40' Cement dock.  
Freight Elevators: 1      Parking Spaces: 10

Utilities:

Features:

Sprinklers:

Description:      Brick building.

## TRANSPORTATION

Public Trans:      Maverick Square Station (Blue Line).  
Rail Trans:      None.  
Port Access:      Yes.  
Highway Trans:      McClellan Highway (Route 1A), I-93, I-90.  
Distance to Airport:      1.0 miles

## SITE USES

Manufacturing, Warehouse.

## COMMENTS



# EDIC / BOSTON

Building space for lease in EAST BOSTON

Type: III

## SITE

100 Condor Street  
East Boston MA 02128

## CONTACT PERSON

Terri Scheller, Owner  
Bugatti, Inc.  
100 Condor Street  
East Boston MA 02128  
Phone: 617-567-7600

## SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	4,000 Sq.Ft
For Manuf./Warehouse:	4,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	7,000 Sq.Ft

## LEASE TERMS

Rent: \$2.00 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated: 1990      Floors: 4.0

Stud Height: 10.00	Loading Docks: 3
Freight Elevators: 1	Parking Spaces: 12

Utilities:  
Amps: 600      Volts:      Phase: 3  
Features:  
Sprinklers:  
Renovations: None.  
Description: New windows and facade; cement class I construction.

## TRANSPORTATION

Public Trans:	Maverick Station, Blue Line, 1 mile; Bus, 1/4 mile.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Mystic Bridge, Rte 1, Sumner & Callahan Tunnels.
Distance to Airport:	1.0 miles

## SITE USES

Warehouse, manufacturing.

## COMMENTS



# EDIC / BOSTON

Building space for lease in EAST BOSTON

Type: II

## SITE

Boston Marine Works  
256 Marginal Street, Bldg. #16  
East Boston MA 02128

## CONTACT PERSON

Sam Thomas, Broker  
CB Commercial, Inc.  
1000 Winter Street, Suite 2400  
Waltham MA 02154  
Phone: 617-526-0758

## SIZE

Total Building Space:	10,000 Sq.Ft
Building Space Available:	2,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	2,000 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	6,500 Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: 1942    Year Renovated:    Floors: 2.0

Stud Height: 0.00    Loading Docks: Drive-in access.  
Freight Elevators: 0    Parking Spaces: 65

Utilities:    Metered gas and electric.

Features:    Includes 4,000 SF office and 6,000 video/sound studio.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Maverick Square Station (Blue Line), 1/2 mile.
Rail Trans:	Yes (Boston & Albany).
Port Access:	Yes
Highway Trans:	To Orleans St. to Sumner St. to Rt. 1A, 1/2 miles.
Distance to Airport:	1.0 miles

## SITE USES

Office, R&D, studio.

## COMMENTS

Lease terms are negotiable.

## EDIC / BOSTON

Building space for lease in EAST BOSTON

Type: I

### SITE

Boston Marine Works  
256 Marginal Street, Bldg. #17  
East Boston MA 02128

### CONTACT PERSON

Sam Thomas, Broker  
CB Commercial, Inc.  
1000 Winter Street, Suite 2400  
Waltham MA 02154  
Phone: 617-526-0758

### SIZE

Total Building Space:	10,000	Sq.Ft
Building Space Available:	6,000	Sq.Ft
For Manuf./Warehouse:	6,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	5,000	Sq.Ft

### LEASE TERMS

Rent:

### BUILDING DESCRIPTION

Year Completed: 1920    Year Renovated:    Floors: 2.0

Stud Height: 16.00	Loading Docks: Drive-in access.
Freight Elevators: 0	Parking Spaces: 65

Utilities:    Metered gas and electric.

Features:    Monorail hoist.

Sprinklers:

Description:    Former sheet metal shop. Located on the waterfront.

### TRANSPORTATION

Public Trans:	Maverick Square Station (Blue Line), 1/2 mile.
Rail Trans:	Yes (Boston & Albany).
Port Access:	Yes
Highway Trans:	To Orleans St. to Summer St. to Rt. 1A, 1/2 miles.
Distance to Airport:	1.0 miles

### SITE USES

Manufacturing, warehouse.

### COMMENTS

Lease terms are negotiable.

# EDIC / BOSTON

Building space for lease in EAST BOSTON

Type: I

## SITE

Boston Marine Works  
256 Marginal Street, Bldg. #18  
East Boston MA 02128

## CONTACT PERSON

Sam Thomas, Broker  
CB Commercial, Inc.  
1000 Winter Street, Suite 2400  
Waltham MA 02154  
Phone: 617-526-1400

## SIZE

Total Building Space:	37,000 Sq.Ft
Building Space Available:	37,000 Sq.Ft
For Manuf./Warehouse:	37,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	30,000 Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: 1950    Year Renovated:    Floors: 2.0

Stud Height: 17.00	Loading Docks: 1 Loading dock, 2 Drive-in doors.
Freight Elevators: 0	Parking Spaces: 65

Utilities:    Oil heat and metered electric.

Features:    High bay with cranes.

Sprinklers:

Description:    Large stand-alone building on water with its own pier.

## TRANSPORTATION

Public Trans:	Maverick Square Station (Blue Line), 1/2 mile.
Rail Trans:	Yes (Boston & Albany).
Port Access:	Yes
Highway Trans:	To Orleans St. to Sumner St. to Rt. 1A, 1/2 miles.
Distance to Airport:	1.0 miles

## SITE USES

Manufacturing, warehouse, R&D.

## COMMENTS

Lease terms are negotiable.

# EDIC / BOSTON

Building space for lease in EAST BOSTON

Type: I

## SITE

Landano Brothers Trust Building  
220 McClellan Highway  
East Boston MA 02128

## CONTACT PERSON

James Sotirelis, Owner  
Landano Brothers Trust  
220 McClellan Highway  
East Boston MA 02128  
Phone: 617-569-0156

## SIZE

Total Building Space:	17,000	Sq.Ft
Building Space Available:	3,000	Sq.Ft
For Manuf./Warehouse:	2,250	Sq.Ft
For Industrial Office:	750	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	7,500	Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: 1967    Year Renovated: 1992    Floors: 2.0

Stud Height: 9.00	Loading Docks: 5 Truck height docks.
Freight Elevators: 0	Parking Spaces: 20

Utilities:        All on site.

Features:

Sprinklers:

Description:    Two storey concrete building.

## TRANSPORTATION

Public Trans:	Bus #400: Central Square - Boston via Western Avenue.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	McClellan Highway (Rt. 1A) to I-93, I-90.
Distance to Airport:	1.0 miles

## SITE USES

Manufacturing, warehouse, office

## COMMENTS

Lease terms are negotiable.

# EDIC / BOSTON

Building/Land space for lease in EAST BOSTON

Type: III

## SITE

440 McClellan Highway  
East Boston MA 02128

## CONTACT PERSON

Denis Walsh, Broker  
Weld Management Co.  
11 Beacon Street  
Boston MA 02108  
Phone: 617-367-3434

## SIZE

Total Building Space: 120,000 Sq.Ft  
Building Space Available: 12,000 Sq.Ft  
For Manuf./Warehouse: 12,000 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 120,000 Sq.Ft

Open Space Available: 0 Sq.Ft  
Parcel Size: 0.00 Acres

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 1.0  
Stud Height: 0.00 Loading Docks: 20 Tailboards.  
Freight Elevators: 0 Parking Spaces: 13

Utilities: All on site.

Features: Every 10,000 SF has 2 loading docks.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans: Bus #440: Lynn - Boston via G.E. Bridge.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: McClellan Highway (Rt. 1A) to I-93, I-90, & downtown Boston.  
Distance to Airport: 1.0 miles

## SITE USES

Aircargo, warehouse.

## COMMENTS

Ideal for airport related companies.  
Lease terms are negotiable.



# EDIC / BOSTON

Building space for sale/lease in EAST BOSTON

Type: I

## SITE

Revelation Bra Company  
156 Porter Street  
East Boston MA 02128

## CONTACT PERSON

Arnold Jacobson, Owner  
Revelation Bra Company  
156 Porter Street  
East Boston MA 02128  
Phone: 617-569-3000

## SIZE

Total Building Space:	210,000 Sq.Ft
Building Space Available:	52,000 Sq.Ft
For Manuf./Warehouse:	52,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	52,000 Sq.Ft
Available Subdivision:	Available space located on 1st floor.

## LEASE/SALE TERMS

Rent: \$ 4.50 - 5.50 /Sq.Ft. Triple Net  
Sale price: \$ 10,000,000

## BUILDING DESCRIPTION

Year Completed: 1911 Year Renovated: Floors: 3.0

Stud Height: 17.00 Loading Docks: 1 Platform, 3 Tailboard bays.  
Freight Elevators: 4 Parking Spaces: 150

Utilities: All on site.

### Features:

Sprinklers: Full.

Renovations: None.

Description: Next to Airport.

## TRANSPORTATION

Public Trans:	1 block to Airport MBTA Station, (Blue Line).
Rail Trans:	Yes (Boston & Maine).
Port Access:	None.
Highway Trans:	McClellan Highway (Route 1A), 1 block to I-93, I-90.
Distance to Airport:	1.0 miles

## SITE USES

Light manufacturing, office.

## COMMENTS







# EDIC / BOSTON

Building space for lease in FENWAY

Type: II

## SITE

1260 Boylston Street  
Fenway MA 02215

## CONTACT PERSON

Paul DeYesso, Broker  
The Codman Company  
211 Congress Street  
Boston MA 02110  
Phone: 617-423-6500

## SIZE

Total Building Space:	60,000 Sq.Ft
Building Space Available:	8,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	8,000 Sq.Ft
Building Foot Print:	20,000 Sq.Ft
Available Subdivision:	8,000 SF available on 1st floor.

## LEASE TERMS

Rent: \$20.00/Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1940      Year Renovated:      Floors: 2.0

Stud Height: 12.00	Loading Docks: 2 Tailboards.
Freight Elevators: 1	Parking Spaces:

Utilities:              All on site.

### Features:

Sprinklers:

Description:              Includes a basement.

## TRANSPORTATION

Public Trans:	Fenway Station (Green Line), 3 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Mass. Avenue to Huntington Ave. to I-90/MassPike, 1 mile.
Distance to Airport:	4.0 miles

## SITE USES

R&D, office.

## COMMENTS









# EDIC / BOSTON

Building space for lease in HYDE PARK

Type: I

## SITE

Abbey Industrial Park  
130 Bradlee Street  
Hyde Park MA 02136

## CONTACT PERSON

Tom Geraghty, Owen Fitzgerald, Owner  
T.J. Geraghty & Associate  
P.O. Box 52  
Hyde Park MA 02136  
Phone: 617-364-4000

## SIZE

Total Building Space:	45,000 Sq.Ft
Building Space Available:	20,000 Sq.Ft
For Manuf./Warehouse:	20,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	23,000 Sq.Ft

## LEASE TERMS

Rent: \$3.00 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1950	Year Renovated:	Floors: 2.0
Stud Height: 12.00	Loading Docks: 2 Tailboard, 1 Drive-in.	
Freight Elevators: 0	Parking Spaces: 30	
Utilities:	All on site.	
Features:	New roof.	
Sprinklers:	Dry sprinkler.	
Description:	Brick construction.	

## TRANSPORTATION

Public Trans:	Bus #32: Wolcott Sq. - Arborway via Hyde Park Avenue.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Collins Street to Hyde Park Avenue to Rte. 138/128.
Distance to Airport:	10.0 miles

## SITE USES

Manufacturing.

## COMMENTS

Loading dock available on 2nd flr because of grade of land.

## EDIC / BOSTON

Building space for lease in HYDE PARK

Type: II

### SITE

J&M Industrial Park  
891 Hyde Park Avenue  
Hyde Park MA 02136

### CONTACT PERSON

Jeff Temkin, Owner  
J&M Realty Trust  
891 Hyde Park Avenue  
Hyde Park MA 02136  
Phone: 617-364-4800

### SIZE

Total Building Space:	9,000	Sq.Ft
Building Space Available:	1,500	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	1,500	Sq.Ft
Building Foot Print:	2,400	Sq.Ft

### LEASE TERMS

Rent: \$ 12.00 - 15.00 /Sq.Ft. Triple Net

### BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 4.0

Stud Height: 0.00 Loading Docks:  
Freight Elevators: 0 Parking Spaces: 40

#### Utilities:

Features: One passenger elevator.  
Sprinklers:  
Description:

### TRANSPORTATION

Public Trans:	Bus #32: Wolcott Square - Forest Hills Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Hyde Park Avenue to American Legion Highway to Route 128.
Distance to Airport:	10.0 miles

### SITE USES

R&D, Office.

### COMMENTS

Part of a 2 building complex (891 & 893 Hyde Park Avenue).

# EDIC / BOSTON

Building space for lease in HYDE PARK

Type: II

## SITE

J&M Industrial Building  
893 Hyde Park Avenue  
Hyde Park MA 02136

## CONTACT PERSON

Jeff Temkin, Owner  
J&M Realty Trust  
891 Hyde Park Avenue  
Hyde Park MA 02136  
Phone: 617-364-4800

## SIZE

Total Building Space:	8,960	Sq.Ft
Building Space Available:	2,000	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	2,000	Sq.Ft
Building Foot Print:	2,300	Sq.Ft

## LEASE TERMS

Rent: \$ 6.00 - 10.00 /Sq.Ft. Triple Net

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 4.0

Stud Height: 14.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 40

Utilities:

Features: Includes office space; bathroom.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Bus #32: Wolcott Square - Forest Hills Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Hyde Park Avenue to American Legion Highway, 1 block.
Distance to Airport:	10.0 miles

## SITE USES

R&D.

## COMMENTS

# EDIC / BOSTON

Building space for sale in HYDE PARK

Type:

## SITE

1214 Hyde Park Avenue  
Hyde Park MA 02136

## CONTACT PERSON

Gordon Sawyer, Owner  
Hyde Park Savings Bank  
1065 Truman Parkway  
Hyde Park MA 02136  
Phone: 617-361-1450

## SIZE

Total Building Space:	11,812 Sq.Ft
Building Space Available:	11,812 Sq.Ft
For Manuf./Warehouse:	11,812 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	5,111 Sq.Ft

## SALE TERMS

Sale price: \$ 155,000

Taxes: \$ 14,273

## BUILDING DESCRIPTION

Year Completed: 1940      Year Renovated:      Floors: 3.0

Stud Height: 12.00	Loading Docks: 3 Docks.
Freight Elevators: 0	Parking Spaces:

Utilities:      All.

Features:

Sprinklers:

Description:      Cinder block, brick and aluminium building.

## TRANSPORTATION

Public Trans:	Bus #32: Wolcott Square - Forest Hills.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Neponset Valley Parkway to Truman Highway to Rtes 138 & 128.
Distance to Airport:	10.0 miles

## SITE USES

Manufacturing, Office.

## COMMENTS

# EDIC / BOSTON

Building/Land space for lease in HYDE PARK

Type: I

## SITE

Hyde Park Industrial Center  
1415 Hyde Park Avenue  
Hyde Park MA 02136

## CONTACT PERSON

Daniel Yukon, Owner  
Acme Industrial Equipment Co.  
1415 Hyde Park Avenue  
Hyde Park MA 02136  
Phone: 617-364-1010

## SIZE

Total Building Space:	80,000 Sq.Ft
Building Space Available:	40,000 Sq.Ft
For Manuf./Warehouse:	20,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	20,000 Sq.Ft
Building Foot Print:	40,000 Sq.Ft

Open Space Available:	152,460 Sq.Ft
Parcel Size:	5.80 Acres

## LEASE TERMS

Rent: \$ 2.00 - 6.00 /Sq.Ft.

Triple Net

## BUILDING DESCRIPTION

Year Completed: 1890    Year Renovated: 1978    Floors: 3.0

Stud Height: 12.00	Loading Docks: 3 Tailboard, 2 Drive-in
Freight Elevators: 1	Parking Spaces: 100

### Utilities:

Amps: 5000	Volts:	Phase: 3
Features:	4" poured reinforced concrete.	
Sprinklers:	Full.	
Renovations:	Depends on use.	
Description:	Brick mill building.	

## TRANSPORTATION

Public Trans:	Bus #32: Wolcott Square - Forest Hills.
Rail Trans:	Amtrak rail adjacent.
Port Access:	None.
Highway Trans:	Neponset Valley Parkway to Truman Highway to Rtes 138 & 128.
Distance to Airport:	8.0 miles

## SITE USES

Manufacturing, warehouse, R&D.

## COMMENTS

Vintage historical building; well maintained.



# EDIC / BOSTON

Building space for lease in HYDE PARK

Type: I

## SITE

1575 Hyde Park Avenue  
Hyde Park MA 02136

## CONTACT PERSON

Charles E. Dow, Owner  
Charles E. Dow, Trustee  
100 City Hall Plaza  
Boston MA 02108  
Phone: 617-742-1919

## SIZE

Total Building Space:	Sq.Ft
Building Space Available:	30,000 Sq.Ft
For Manuf./Warehouse:	30,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

Available Subdivision: Space can be subdivided.

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: Year Renovated: 1994 Floors: 0.0

Stud Height: 0.00	Loading Docks: 5
Freight Elevators: 0	Parking Spaces:

Utilities:

Features: Space is on the first floor.  
Sprinklers:  
Renovations: None.  
Description:

## TRANSPORTATION

Public Trans:	Bus #32: Forest Hills - Wolcott Square.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Neponset Valley Parkway to Truman Highway to Rtes.128 & 138.
Distance to Airport:	10.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Lease terms are negotiable.



# EDIC / BOSTON

Building space for lease in HYDE PARK

Type: I

## SITE

Precision Steel  
1587 Hyde Park Avenue  
Hyde Park MA 02136

## CONTACT PERSON

Burt Rudnick, Broker  
B. Dexter Corp.  
1330 Beacon Street, PO Box 419  
Brookline MA 02146  
Phone: 617-232-6987

## SIZE

Total Building Space:	45,000 Sq.Ft
Building Space Available:	15,000 Sq.Ft
For Manuf./Warehouse:	15,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	45,000 Sq.Ft

## LEASE TERMS

Rent: \$5.00 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1983	Year Renovated:	Floors: 1.0
Stud Height: 30.00	Loading Docks: 9 Tailboards and 2 Ramps.	
Freight Elevators: 0	Parking Spaces: 100	
Utilities:	All on site - gas, electric, water, telephone.	
Features:	Radiant heating; no columns; floor drains.	
Sprinklers:	Dry sprinklers.	
Description:	Completely modernized.	

## TRANSPORTATION

Public Trans:	Bus #32: Forest Hills - Wolcott Square.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Neponset Valley Parkway to Truman Highway to Rtes.128 & 138.
Distance to Airport:	10.0 miles

## SITE USES

Manufacturing, warehouse, R&D.

## COMMENTS

# EDIC / BOSTON

Building space for lease in HYDE PARK

Type: I

## SITE

1616 Hyde Park Avenue  
Hyde Park MA 02136

## CONTACT PERSON

Arthur Leon, Owner  
Leon Electric  
1234 Washington Street  
Boston MA 02118  
Phone: 617-482-8383

## SIZE

Total Building Space:	10,000 Sq.Ft
Building Space Available:	10,000 Sq.Ft
For Manuf./Warehouse:	10,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,000 Sq.Ft

## LEASE TERMS

Rent: \$5.00 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 1.0

Stud Height: 20.00      Loading Docks: 2 Drive-in.  
Freight Elevators: 0      Parking Spaces:

Utilities:      Gas, heat.

Features:      Five-ton overhead crane.

Sprinklers:

Description:

## TRANSPORTATION

Public Trans:	Bus #32: Forest Hills - Wolcott Square.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Neponset Valley Parkway to Truman Highway to Rtes 138 & 128.
Distance to Airport:	10.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

15,000 SF paved open area in rear for parking.

Building space for sale/lease in HYDE PARK

Type: I

## SITE

1641 - 1645 Hyde Park Avenue  
Hyde Park MA 02136

## CONTACT PERSON

Peter Quinn, Broker  
Quinn Associates, Inc.  
130 Liberty Street  
Brockton MA 02401  
Phone: 508-588-5600

## SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	40,000 Sq.Ft
For Manuf./Warehouse:	40,000 Sq.Ft
For Industrial Office:	0Sq.Ft
For R&D:	0Sq.Ft
Building Foot Print:	40,000 Sq.Ft
Available Subdivision:	Will subdivide to as small as 10,000 SF.

## LEASE/SALE TERMS

Rent: \$4.25 /Sq.Ft Triple Net

Sale price: \$ 1,300,000

## BUILDING DESCRIPTION

Year Completed: 1965 Year Renovated: Floors: 1.0

Stud Height: 11.00	Loading Docks: 3 Tailboards, 1 Drive-in door.
Freight Elevators: 0	Parking Spaces: 30

Utilities:	All.	
Amps: 400	Volts: 120/240	Phase: 3
Features:		
Sprinklers:		
Description:		

## TRANSPORTATION

Public Trans:	Bus #32: Forest Hills - Wolcott Square.
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	To Rte. 138 to Rte. 128 and I-95.
Distance to Airport:	10.0 miles

## SITE USES

Manufacturing, printing.

## COMMENTS

Will lease 10,000 SF, 20,000 SF or entire building.



# EDIC / BOSTON

Building/Land space for sale/lease in HYDE PARK

Type: I

## SITE

Hub Steel & Iron Building  
1660 Hyde Park Avenue  
Hyde Park MA 02136

## CONTACT PERSON

Dana Narlee, Broker  
Pearson Associates  
1 International Pl., Suite 1130  
Boston MA 02110  
Phone: 617-330-8676

## SIZE

Total Building Space: 27,000 Sq.Ft  
Building Space Available: 27,000 Sq.Ft  
For Manuf./Warehouse: 27,000 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 25,000 Sq.Ft

Open Space Available: 65,340 Sq.Ft  
Parcel Size: 1.50 Acres

## LEASE/SALE TERMS

Rent:

Sale price:

## BUILDING DESCRIPTION

Year Completed: 1952    Year Renovated: 1960    Floors: 1.0

Stud Height: 30.00    Loading Docks: Two large drive-in doors.  
Freight Elevators: 0    Parking Spaces:

Utilities:    Electric, Gas, Water.

Features:    Big crane-ways. Ample parking. Ceilings of 20-30 feet.

Sprinklers:

Description:    Heavy manufacturing/factory building in industrial area.

## TRANSPORTATION

Public Trans:    Bus #32: Forest Hills - Wolcott Square.

Rail Trans:    None.

Port Access:    None.

Highway Trans:    Neponset Valley Parkway to Truman Highway to Rtes 138 & 128.

Distance to Airport:    10.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Sale and lease terms are negotiable.

# EDIC / BOSTON

Land space for lease in HYDE PARK

Type:

## SITE

Wheeler Estate  
1665 Hyde Park Avenue  
Hyde Park MA 02136

## CONTACT PERSON

Tom Geraghty, Owen Fitzgerald, Owner  
T.J. Geraghty & Associate  
P.O. Box 52  
Hyde Park MA 02136  
Phone: 617-364-4000

## SIZE

Open Space Available: 87,120 Sq.Ft  
Parcel Size: 2.00 Acres

## LEASE TERMS

Rent: \$2.00 /Sq.Ft

## TRANSPORTATION

Public Trans:	Bus #3: Wolcott Square - Cleary Square.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Neponset Valley Parkway to Rt. 138 to Rt. 128.
Distance to Airport:	10.0 miles

## SITE USES

Industrial.

## COMMENTS



# EDIC / BOSTON

Building space for lease in HYDE PARK

Type: I

## SITE

Gustin Kramer Co. Property  
1715 Hyde Park Avenue  
Hyde Park MA 02136

## CONTACT PERSON

Albert Sagansky, Broker  
Warehouse and Distribution Properties  
P.O. Box 148, Prudential Ctr  
Boston MA 02199  
Phone: 617-424-7212

## SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	40,000 Sq.Ft
For Manuf./Warehouse:	40,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	40,000 Sq.Ft
Available Subdivision:	Can subdivide to 12,000 SF.

## LEASE TERMS

Rent: \$3.00 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1930	Year Renovated:	Floors: 1.0
Stud Height: 14.00	Loading Docks: 2 Platform level, 1 Ground level.	
Freight Elevators: 0	Parking Spaces: 50	

Utilities:	
Amps:	Volts:                      Phase: 3
Features:	Functional space; rail potential.
Sprinklers:	Full.
Renovations:	None.
Description:	Brick industrial building.

## TRANSPORTATION

Public Trans:	Bus #32: Forest Hills - Wolcott Square.
Rail Trans:	Possible.
Port Access:	None.
Highway Trans:	Neponset Valley Parkway to Truman Highway to Rtes 138 & 128.
Distance to Airport:	11.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Was used for textile manufacturing.

## EDIC / BOSTON

Land space for lease in HYDE PARK

Type:

### SITE

1750 Hyde Park Avenue  
Hyde Park MA 02136

### CONTACT PERSON

Tom Geraghty, Owen Fitzgerald, Owner  
T.J. Geraghty & Associate  
P.O. Box 52  
Hyde Park MA 02136  
Phone: 617-364-4000

### SIZE

Open Space Available:	6,000 Sq.Ft
Parcel Size:	2.00 Acres

### LEASE TERMS

Rent: \$2.00 /Sq.Ft

### TRANSPORTATION

Public Trans:	Bus #3: Wolcott Square - Cleary Square.
Rail Trans:	Amtrak - 1/8 mile.
Port Access:	None.
Highway Trans:	Neponset Valley Parkway to Rte. 138 to Rte. 128.
Distance to Airport:	10.0 miles

### SITE USES

Contractor yard.

### COMMENTS

# EDIC / BOSTON

Land space for sale in HYDE PARK

Type:

## SITE

16 - 24 Pingree Street  
Hyde Park MA 02136

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available:	8,671 Sq.Ft
Parcel Size:	0.19 Acres

## SALE TERMS

Sale price:	Taxes:
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## TRANSPORTATION

Public Trans:	Commuter Rail Station, 100 feet.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Route 128, 3 miles.
Distance to Airport:	8.0 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Building/Land space for sale in HYDE PARK

Type:

## SITE

39 Sprague Street  
Hyde Park MA 02136

## CONTACT PERSON

Joseph Flynn, Broker  
RM Bradley & Company, Inc.  
250 Boylston Street  
Boston MA 02116  
Phone: 617-421-0708

## SIZE

Total Building Space:	3,650	Sq.Ft
Building Space Available:	3,650	Sq.Ft
For Manuf./Warehouse:	3,650	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	3,650	Sq.Ft

Open Space Available:	150,000	Sq.Ft
Parcel Size:	3.50	Acres

## SALE TERMS

Sale price: \$ 900,000

Taxes: \$ 8,858

## BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 1.0
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Stud Height: 15.00	Loading Docks: 2 Drive-in doors.
Freight Elevators: 0	Parking Spaces:

Utilities:	Sewer, Water, Electric.
Amps: 60	Volts: Phase:
Features:	Parcel secured by a fence.
Sprinklers:	
Description:	Flat fully paved land.

## TRANSPORTATION

Public Trans:	Readville Commuter Station, 3 blocks.
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	Sprague Street to Route 128, 2 miles; to I-95, 2 miles.
Distance to Airport:	11.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

# EDIC / BOSTON

Building space for sale/lease in HYDE PARK

Type: I

## SITE

50 Sprague Street  
Hyde Park MA 02136

## CONTACT PERSON

Cathy Minnerly-Keane, Broker  
Hunneman Company  
70-80 Lincoln Street  
Boston MA 02111  
Phone: 617-457-3207

## SIZE

Total Building Space:	22,500 Sq.Ft
Building Space Available:	22,500 Sq.Ft
For Manuf./Warehouse:	22,500 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	17,000 Sq.Ft

## LEASE/SALE TERMS

Rent:  
Sale price: \$ 995,000                      Taxes: \$ 39,580

## BUILDING DESCRIPTION

Year Completed:              Year Renovated:              Floors: 2.0

Stud Height: 27.00              Loading Docks: 2 Drive In  
Freight Elevators: 0              Parking Spaces: 45

Utilities:  
Amps: 400              Volts:              Phase:  
Features:              Fenced-in yard.  
Sprinklers:  
Renovations:              Newly renovated.  
Description:

## TRANSPORTATION

Public Trans:	Bus #32: Wolcott Square - Forest Hills; Readville Station.
Rail Trans:	Yes.
Port Access:	None
Highway Trans:	Sprague Street to Route 128, 2 miles.
Distance to Airport:	11.0 miles

## SITE USES

Warehouse, office.

## COMMENTS

Lease terms are negotiable.



# EDIC / BOSTON

Building space for lease in HYDE PARK

Type: I

## SITE

63 & 67 Sprague Street  
Hyde Park MA 02136

## CONTACT PERSON

Austin Smith, Broker  
Whittier Partners  
155 Federal Street, 10th Floor  
Boston MA 02110  
Phone: 617-728-8441

## SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	15,000 Sq.Ft
For Manuf./Warehouse:	15,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	20,000 Sq.Ft
Available Subdivision:	2,500.

## LEASE TERMS

Rent: \$4.25 /Sq.Ft      Triple Net

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 1.0

Stud Height: 22.00	Loading Docks: Loading dock every 2,500 feet.
Freight Elevators: 0	Parking Spaces: 45

Utilities:

Features:  
Sprinklers:      Full.  
Description:

## TRANSPORTATION

Public Trans:	Readville Commuter Station.
Rail Trans:	Possible.
Port Access:	None.
Highway Trans:	Sprague Street to East Street to Route 128 N/S, 1 mile.
Distance to Airport:	12.0 miles

## SITE USES

Manufacturing, Warehouse.

## COMMENTS

Two buildings with 20,000 SF total on each building.  
5,000 SF available in 63 Sprague; 10,000 SF in 67 Sprague.



# EDIC / BOSTON

Building/Land space for lease in HYDE PARK

Type: I

## SITE

## CONTACT PERSON

45 - 54 Walter Street  
Hyde Park MA 02136

Burt Rudnick, Broker  
B. Dexter Corp.  
1330 Beacon Street  
Brookline MA 02146  
Phone: 617-232-6987

## SIZE

Total Building Space:	38,500 Sq.Ft
Building Space Available:	38,500 Sq.Ft
For Manuf./Warehouse:	38,500 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	38,500 Sq.Ft

Open Space Available:	63,162 Sq.Ft
Parcel Size:	1.45 Acres

## LEASE TERMS

Rent: \$ 3.50 - 4.00 /Sq.Ft. Triple Net

## BUILDING DESCRIPTION

Year Completed: Year Renovated: 1983 Floors: 1.0

Stud Height: 19.00	Loading Docks: 5 Tailgate, 2 Drive through.
Freight Elevators: 0	Parking Spaces: 30

Utilities:	Water; gas; 100 main size, electric.
Amps: 400	Volts: Phase: 3
Features:	Column spacing 25 * 60.
Sprinklers:	Full.
Description:	

## TRANSPORTATION

Public Trans:	MBTA Commuter Rail or Amtrak.
Rail Trans:	Freight: Conrail.
Port Access:	None.
Highway Trans:	12.2mi I-90; 3.6mi I-93; 3.2mi I-95; 17.6mi I-495.
Distance to Airport:	10.0 miles

## SITE USES

Manufacturing, warehouse, office

## COMMENTS

Two buildings: 14,000 SF and 24,500 SF.

# EDIC / BOSTON

Building space for lease in HYDE PARK

Type: I

## SITE

54 Walter Street  
Hyde Park MA 02136

## CONTACT PERSON

Tom Geraghty, Owen Fitzgerald, Owner  
T.J. Geraghty & Associate  
P.O. Box 52  
Hyde Park MA 02136  
Phone: 617-364-4000

## SIZE

Total Building Space:	26,000 Sq.Ft
Building Space Available:	10,000 Sq.Ft
For Manuf./Warehouse:	10,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	26,000 Sq.Ft

## LEASE TERMS

Rent: \$3.50 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed: 1991    Year Renovated:    Floors: 1.0

Stud Height: 24.00	Loading Docks: 1 Overhead door
Freight Elevators: 0	Parking Spaces: 60

Utilities:    Individual gas & electricity.

Features:

Sprinklers:    Full.

Description:

## TRANSPORTATION

Public Trans:	Bus #27: Mattapan (Red Line) - Ashmont Station (Red Line).
Rail Trans:	Abuts Penn Central Tracks.
Port Access:	None.
Highway Trans:	Fairmont Ave. to Truman Hwy. to Williams Ave. to Rt. 128.
Distance to Airport:	10.0 miles

## SITE USES

Manufacturing.

## COMMENTS

# EDIC / BOSTON

Building space for lease in HYDE PARK

Type: I

## SITE

Howden-Sirocco Site  
1 Westinghouse Plaza  
Hyde Park MA 02136

## CONTACT PERSON

George Robb, Broker  
Howden Properties  
1 Westinghouse Plaza  
Hyde Park MA 02136  
Phone: 617-361-4543

## SIZE

Total Building Space:	532,854 Sq.Ft
Building Space Available:	250,000 Sq.Ft
For Manuf./Warehouse:	250,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

## LEASE TERMS

Rent: \$ 2.50 - 3.50 /Sq.Ft.

## BUILDING DESCRIPTION

Year Completed: 1945	Year Renovated:	Floors: 2.0
Stud Height: 30.00	Loading Docks: 4 Drive-in, 2 Tailboards.	
Freight Elevators: 2	Parking Spaces: 200	
Utilities:	Oil/steam heat, electric, gas.	
Features:	Cranes, security includes a guard shack & fencing.	
Sprinklers:		
Renovations:	Will rehab for tenants.	
Description:	Consists of 6 bldgs w/ 23,000 SF - 125,000 SF space.	

## TRANSPORTATION

Public Trans:	Readville Station (Commuter Rail), 1/2 mile.
Rail Trans:	Conrail.
Port Access:	None.
Highway Trans:	Hyde Park Avenue to Route 138 to Route 128, 3 miles.
Distance to Airport:	10.0 miles

## SITE USES

Light to heavy industrial.

## COMMENTS

High stud (30') units with overhead crane available.  
1-10 years lease term.

## EDIC / BOSTON

Land space for sale in HYDE PARK

Type:

### SITE

29 Wilton Street  
Hyde Park MA 02136

### CONTACT PERSON

Rick Falcione, Broker

505 Mount Auburn Street  
Watertown MA 02172  
Phone: 617-926-3000

### SIZE

Open Space Available:	31,363 Sq.Ft
Parcel Size:	0.72 Acres

### SALE TERMS

Sale price: \$ 350,000

Taxes:

### TRANSPORTATION

Public Trans:	Bus #32: Wolcott Square - Forest Hills.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Hyde Park Av to Neponset Valley Parkway to Truman Hwy & 128.
Distance to Airport:	10.0 miles

### SITE USES

Industrial, manufacturing.

### COMMENTS







# EDIC / BOSTON

Building space for lease in JAMAICA PLAIN

Type: I

## SITE

14 Brookley Road  
Jamaica Plain MA 02130

## CONTACT PERSON

Peter J. Janis, Owner  
PJ Janis Company, Inc.  
3530 Washington Street  
Boston MA 02130  
Phone: 617-522-8674

## SIZE

Total Building Space:	14,400	Sq.Ft
Building Space Available:	700	Sq.Ft
For Manuf./Warehouse:	700	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	14,400	Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated: 1984      Floors: 1.0

Stud Height: 22.00	Loading Docks: 2 Drive-In.
Freight Elevators: 0	Parking Spaces: 12

Utilities:      Heat-hot air by oil.

Features:

Sprinklers:

Description:      Three freestanding buildings.

## TRANSPORTATION

Public Trans:	Forest Hills Station (Green/Orange Lines), 3-4 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Washington Street to Melnea Blvd to I-93 and I-90.
Distance to Airport:	6.0 miles

## SITE USES

Manufacturing.

## COMMENTS

Lease terms are negotiable.

# EDIC / BOSTON

Building space for lease in JAMAICA PLAIN

Type: I

## SITE

115 Brookside Avenue  
Jamaica Plain MA 02130

## CONTACT PERSON

Richard DiBona, Owner  
Carlyle Engineering Inc.  
132 Brookside Avenue  
Boston MA 02130  
Phone: 617-522-6650

## SIZE

Total Building Space:	3,000	Sq.Ft
Building Space Available:	3,000	Sq.Ft
For Manuf./Warehouse:	3,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	3,000	Sq.Ft

## LEASE TERMS

Rent: \$4.40 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 1.0

Stud Height: 9.00      Loading Docks: 1 Tailboard.  
Freight Elevators: 0      Parking Spaces: 50

### Utilities:

Features:      Wood frame bldg; new roof.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Green Street Station (Orange Line).
Rail Trans:	None
Port Access:	None
Highway Trans:	Amory Street to Columbia Avenue to Melnea Cass Blvd to I-93.
Distance to Airport:	6.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

# EDIC / BOSTON

Building space for sale in JAMAICA PLAIN

Type:

## SITE

White Rock Building  
1705 Columbus Avenue  
Jamaica Plain MA 02130

## CONTACT PERSON

George Guscott, Owner  
Long Bay Management Company  
351 Massachusetts Avenue  
Boston MA 02115  
Phone: 617-266-8604

## SIZE

Total Building Space:	44,000 Sq.Ft
Building Space Available:	44,000 Sq.Ft
For Manuf./Warehouse:	44,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	41,977 Sq.Ft

## SALE TERMS

Sale price:

Taxes:

## BUILDING DESCRIPTION

Year Completed: 1925    Year Renovated:    Floors: 2.0

Stud Height: 20.00	Loading Docks: 4 Overheads, 3 Tailboards
Freight Elevators: 1	Parking Spaces:

Utilities:    Heat.

Features:    Concrete floors.

Sprinklers:

Renovations:    Needs sprinkler system; heating system & new roof.

Description:    Brick building

## TRANSPORTATION

Public Trans:	Bus #47: Egelston - Brigham Circle, 1/4 mile.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 3 miles.
Distance to Airport:	5.5 miles

## SITE USES

Manufacturing, storage, office

## COMMENTS

Sale price is negotiable.  
2nd floor has 1,600 SF office space.

## EDIC / BOSTON

Building space for lease in JAMAICA PLAIN

Type: I

### SITE

Heffenreffer Brewery Complex  
31 Germania Street  
Jamaica Plain MA 02130

### CONTACT PERSON

Carlos Arcos, Sarah Griffen, Owner  
NDC of Jamaica Plain  
31 Germania Street  
Jamaica Plain MA 02130  
Phone: 617-522-2424

### SIZE

Total Building Space:	100,000 Sq.Ft
Building Space Available:	8,180 Sq.Ft
For Manuf./Warehouse:	8,180 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	24,000 Sq.Ft
Available Subdivision:	Available space in 3 bldgs: 5,000; 2,280; 900 SF.

### LEASE TERMS

Rent:

### BUILDING DESCRIPTION

Year Completed: 1880    Year Renovated: 1984    Floors: 3.0

Stud Height: 20.00	Loading Docks: Overhead door, trailer tail.
Freight Elevators: 1	Parking Spaces: 100

Utilities:	Gas, heat, high level electric.
Amps:	Volts:            Phase: 3
Features:	Access to FAX/copy machine, small business tech'l assistance
Sprinklers:	Some buildings.
Renovations:	Much of the space is newly renovated.
Description:	16 buildings are part of small business incubator.

### TRANSPORTATION

Public Trans:	Green Station (Orange Line), 2 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 5 miles.
Distance to Airport:	6.0 miles

### SITE USES

Mfng., Food Processing.

### COMMENTS

The Brewery has 28 small light manufacturing businesses.  
Lease terms are negotiable.

# EDIC / BOSTON

Building space for sale/lease in JAMAICA PLAIN

Type: III

## SITE

31 Heath Street  
Jamaica Plain MA 02130

## CONTACT PERSON

George Demeter, Owner  
Demeter Realty  
163 Newbury Street  
Boston MA 02116  
Phone: 617-262-1020

## SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	40,000 Sq.Ft
For Manuf./Warehouse:	40,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,000 Sq.Ft

## LEASE/SALE TERMS

Rent:  
Sale price:

## BUILDING DESCRIPTION

Year Completed: 1910	Year Renovated:	Floors: 4.0
Stud Height: 17.00	Loading Docks: 3 Tailboards, 2 Drive-in.	
Freight Elevators: 1	Parking Spaces: 30	

Utilities:

Features:

Sprinklers:

Renovations: Building needs renovation.

Description:

## TRANSPORTATION

Public Trans:	Jackson Square Station (Orange Line), 3 Blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 1 mile.
Distance to Airport:	5.0 miles

## SITE USES

Warehouse.

## COMMENTS

Lease terms and sale price are negotiable.



## EDIC / BOSTON

Building/Land space for lease in JAMAICA PLAIN

Type: III

### SITE

Doyle Chimney & Roofing Bldg  
50 Stedman Street  
Jamaica Plain MA 02130

### CONTACT PERSON

Jerry Mello, Owner  
Stonley Realty Trust  
37 Brookley Road  
Jamaica Plain MA 02130  
Phone: 617-522-8390

### SIZE

Total Building Space:	5,000	Sq.Ft
Building Space Available:	2,000	Sq.Ft
For Manuf./Warehouse:	2,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	5,000	Sq.Ft
Open Space Available:	5,000	Sq.Ft
Parcel Size:	0.23	Acres

### LEASE TERMS

Rent: \$6.00 /Sq.Ft

### BUILDING DESCRIPTION

Year Completed: 1950    Year Renovated:    Floors: 1.0

Stud Height: 20.00    Loading Docks: 1 Overhead.  
Freight Elevators: 0    Parking Spaces: 5

Utilities:    Heat, electric, hot air oil-fired furnace.  
Amps:    Volts:    Phase: 1, 3  
Features:    L-shaped building with overhead doors.  
Sprinklers:  
Description:    Concrete floor; wood and concrete block construction.

### TRANSPORTATION

Public Trans:    Forest Hills Station (Orange & Green Lines), 2 blocks.  
Rail Trans:    None.  
Port Access:    None.  
Highway Trans:    Washington Street to Melnea Cass Blvd. to I-93 and I-90.  
Distance to Airport:    6.0 miles

### SITE USES

Warehouse, Truck repair.

### COMMENTS

Has open yard with permit for automotive storage.



# EDIC / BOSTON

Building/Land space for sale/lease in JAMAICA PLAIN

Type: I

## SITE

The Paint Factory  
76 Stonley Road  
Jamaica Plain MA 02130

## CONTACT PERSON

Jerry Mello, Owner  
Stonley Realty Trust  
37 Brookley Road  
Jamaica Plain MA 02130  
Phone: 617-522-8390

## SIZE

Total Building Space:	7,500 Sq.Ft
Building Space Available:	3,500 Sq.Ft
For Manuf./Warehouse:	3,500 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	5,500 Sq.Ft
Available Subdivision:	2,000 SF available on 2nd floor for storage use.
Open Space Available:	19,000 Sq.Ft
Parcel Size:	0.24 Acres

## LEASE/SALE TERMS

Rent:  
Sale price:

## BUILDING DESCRIPTION

Year Completed: 1930    Year Renovated:    Floors: 2.0

Stud Height: 10.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 3

Utilities:	Steam heat with oil.
Amps:	Volts:    Phase: 1, 3
Features:	Full alarm.
Sprinklers:	Full.
Description:	Flat and peaked roof.

## TRANSPORTATION

Public Trans:	Forest Hills (Orange line), 2 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Washington Street to Melnea Cass Blvd. to I-93 and I-90.
Distance to Airport:	6.0 miles

## SITE USES

Mfg, Warehouse, Trade Type.

## COMMENTS

Owner will create parking on the 4,000 SF of adjacent land.  
Lease terms and sale price are negotiable.

# EDIC / BOSTON

Building space for sale in JAMAICA PLAIN

Type:

## SITE

Ableman Building  
84 Stonley Road  
Jamaica Plain MA 02130

## CONTACT PERSON

Barry D. Smith, Owner  
S.O.S. Plumbing Inc.  
3377 Washington Street  
Jamaica Plain MA 02130  
Phone: 617-522-1000

## SIZE

Total Building Space:	6,500	Sq.Ft
Building Space Available:	6,500	Sq.Ft
For Manuf./Warehouse:	6,500	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	3,500	Sq.Ft

## SALE TERMS

Sale price: \$ 235,000

Taxes: \$ 4,800

## BUILDING DESCRIPTION

Year Completed: 1944    Year Renovated: 1988    Floors: 2.0

Stud Height: 12.00	Loading Docks: 1 Tailboard
Freight Elevators: 1	Parking Spaces: 10

Utilities:	Heat, alarm.
Amps: 400	Volts: 230    Phase: 1, 3
Features:	Central airconditioned; new heating systems.
Sprinklers:	Full.
Renovations:	None.
Description:	

## TRANSPORTATION

Public Trans:	Forest Hills Station (Orange Line/Green Line), 6 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Washington Street to Melnea Cass Blvd. to I-93 and Turnpike.
Distance to Airport:	6.0 miles

## SITE USES

Warehouse, office.

## COMMENTS

# EDIC / BOSTON

Building space for lease in JAMAICA PLAIN

Type: I

## SITE

3390 Washington Street  
Jamaica Plain MA 02130

## CONTACT PERSON

Russell Hill, Broker  
R.E. Hill and Company, Inc.  
432 Columbia Street  
Boston MA 02141  
Phone: 617-864-6800

## SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	40,000 Sq.Ft
For Manuf./Warehouse:	40,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	17,000 Sq.Ft

## LEASE TERMS

Rent: \$ 4.00 - 5.00 /Sq.Ft. Triple Net

## BUILDING DESCRIPTION

Year Completed: 1914	Year Renovated:	Floors: 2.0
Stud Height: 14.00	Loading Docks: 4 Dock height tailboards.	
Freight Elevators: 1	Parking Spaces: 75	
Utilities:	All.	
Features:	Includes 10,000 SF office space.	
Sprinklers:		
Description:		

## TRANSPORTATION

Public Trans:	Bus # 42: Forest Hills - Ruggles Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Cummins Highway to Routes 128 & 138.
Distance to Airport:	6.0 miles

## SITE USES

Manufacturing, office.

## COMMENTS

# EDIC / BOSTON

Building space for sale/lease in JAMAICA PLAIN

Type: I

## SITE

Independent Packaging Building  
3529 Washington Street  
Jamaica Plain MA 02130

## CONTACT PERSON

John Capuana, Broker  
RM Bradley & Company  
250 Boylston Street  
Boston MA 02116  
Phone: 617-421-0788

## SIZE

Total Building Space:	108,000 Sq.Ft
Building Space Available:	108,000 Sq.Ft
For Manuf./Warehouse:	108,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

## LEASE/SALE TERMS

Rent: \$3.00 /Sq.Ft  
Sale price: \$ 2,000,000

## BUILDING DESCRIPTION

Year Completed: 1983    Year Renovated:    Floors: 2.0

Stud Height: 30.00	Loading Docks: 7 Tailgate.
Freight Elevators: 0	Parking Spaces: 30

Utilities:

Features:  
Sprinklers: Full.  
Description:

## TRANSPORTATION

Public Trans:	Forest Hills Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Cummins Highway to Rte. 28 and Rte. 138.
Distance to Airport:	6.0 miles

## SITE USES

Light mfg., warehouse, office

## COMMENTS

# EDIC / BOSTON

Building/Land space for lease in JAMAICA PLAIN

Type: III

## SITE

Arborway Corp. Complex  
3595 Washington Street  
Jamaica Plain MA 02130

## CONTACT PERSON

Richard Horan, Sr., Owner  
Hughes Oil Company, Inc.  
160 Spring Street, PO Box 187  
West Roxbury MA 02132  
Phone: 617-327-4600

## SIZE

Total Building Space: 8,300 Sq.Ft  
Building Space Available: 8,300 Sq.Ft  
For Manuf./Warehouse: 8,300 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 8,300 Sq.Ft

Open Space Available: 152,460 Sq.Ft  
Parcel Size: 3.50 Acres

## LEASE TERMS

Rent: \$ 3.50 - 4.00 /Sq.Ft. Triple Net

## BUILDING DESCRIPTION

Year Completed: 1950 Year Renovated: Floors: 1.0

Stud Height: 18.00 Loading Docks:  
Freight Elevators: 0 Parking Spaces: 10

Utilities: All.

Features:

Sprinklers:

Renovations: Depends on use.

Description:

## TRANSPORTATION

Public Trans: Forest Hills Station.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Rtes. 9, 203, & 1 nearby.  
Distance to Airport: 6.0 miles

## SITE USES

Garage, Warehouse.

## COMMENTS



# EDIC / BOSTON

Building space for lease in JAMAICA PLAIN

Type: I

## SITE

Arborway Corp. Complex  
3607 Washington Street  
Jamaica Plain MA 02130

## CONTACT PERSON

Richard Horan, Sr., Owner  
Hughes Oil Company, Inc.  
160 Spring Street, PO Box 187  
West Roxbury MA 02132  
Phone: 617-327-4600

## SIZE

Total Building Space:	10,000 Sq.Ft
Building Space Available:	10,000 Sq.Ft
For Manuf./Warehouse:	10,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	5,000 Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 2.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 30

Utilities:

Features:

Sprinklers:

Description:      Brick building.

## TRANSPORTATION

Public Trans:	Forest Hills Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Routes 9, 203, 1.
Distance to Airport:	6.0 miles

## SITE USES

Light manufacturing, storage.

## COMMENTS

Lease terms are negotiable.







# EDIC / BOSTON

Building space for sale/lease in ROXBURY

Type: I

## SITE

Electric Specialty and Supply  
817 Albany Street  
Roxbury MA 02119

## CONTACT PERSON

Warren Brown, Broker  
Boston Commercial Properties  
303 Congress Street, Suite 600  
Boston MA 02210  
Phone: 617-330-1070

## SIZE

Total Building Space:	50,000 Sq.Ft
Building Space Available:	50,000 Sq.Ft
For Manuf./Warehouse:	50,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	8,050 Sq.Ft

## LEASE/SALE TERMS

Rent: \$4.00 /Sq.Ft	Triple Net
Sale price: \$ 1,700,000	Taxes: \$ 30,000

## BUILDING DESCRIPTION

Year Completed: 1918      Year Renovated:      Floors: 5.0

Stud Height: 12.00	Loading Docks: 2 Tailboards.
Freight Elevators: 1	Parking Spaces: 130

Utilities:	Oil, heat, gas, electricity.
Amps: 400	Volts:      Phase: 3

Features:

Sprinklers:

Description: Brick exterior, steel frame & wood beam.

## TRANSPORTATION

Public Trans:	Bus#8: Columbus Point-Dudley; bus#9: Ctral Sq.-City Hospital.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Albany Street to I-93 N/S.
Distance to Airport:	3.0 miles

## SITE USES

Warehouse, manufacturing.

## COMMENTS

Excellent development opportunity for office, R&D, bio-tech,  
or light manufacturing.

# EDIC / BOSTON

Building space for sale/lease in ROXBURY

Type: I

## SITE

65 Allerton Street A  
Roxbury MA 02119

## CONTACT PERSON

Albert Sagansky, Broker  
Warehouse and Distribution Properties  
P.O. Box 148, Prudential Ctr  
Boston MA 02199  
Phone: 617-424-7212

## SIZE

Total Building Space:	25,000	Sq.Ft
Building Space Available:	25,000	Sq.Ft
For Manuf./Warehouse:	25,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	25,000	Sq.Ft

## LEASE/SALE TERMS

Rent:

Sale price:

## BUILDING DESCRIPTION

Year Completed: 1925      Year Renovated:      Floors: 1.0

Stud Height: 16.00  
Freight Elevators: 0

Loading Docks: Ground level-2; Platform level-1.  
Parking Spaces: 40

Utilities:

Features:      Brick/concrete construction; concrete floors.  
Sprinklers:  
Description:      10,000 SF garage, 15,000 SF manufacturing.

## TRANSPORTATION

Public Trans:	Bus #8: Columbia Point - Ruggles Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Massachusetts Avenue to I-93 N/S.
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, distribution.

## COMMENTS

Rent and sale price are negotiable.

# EDIC / BOSTON

Building space for lease in ROXBURY

Type: I

## SITE

Boston Industrial Center  
51 - 59 - 71 Amory Street  
Roxbury MA 02119

## CONTACT PERSON

Denis Murphy, Broker  
Rolls Realty Inc.  
1125 Commonwealth Avenue  
Allston MA 02134  
Phone: 617-787-1188

## SIZE

Total Building Space:	109,525 Sq.Ft
Building Space Available:	7,541 Sq.Ft
For Manuf./Warehouse:	7,541 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	29,000 Sq.Ft
Available Subdivision:	4,041 SF available in basement; 3,500 SF on 1st.

## LEASE TERMS

Rent: \$ 3.50 - 4.50 /Sq.Ft.

## BUILDING DESCRIPTION

Year Completed: 1929	Year Renovated:	Floors: 5.0
Stud Height: 12.00	Loading Docks: 3 Trailer-truck.	
Freight Elevators: 2	Parking Spaces: 50	
Utilities:	Heat.	
Amps:	Volts: 110	Phase: 3
Features:		
Sprinklers:		
Description:	Brick building.	

## TRANSPORTATION

Public Trans:	Jackson Square Station (Orange Line), 1 block.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 1 1/2 miles
Distance to Airport:	5.0 miles

## SITE USES

Light manufacturing, storage.

## COMMENTS

# EDIC / BOSTON

Building space for sale/lease in ROXBURY

Type: III

## SITE

1132 - 1138 Blue Hill Avenue  
Roxbury MA 02120

## CONTACT PERSON

Stavros Frantzis, Owner  
Frantzis Associates/1132 Blue Hill Trust  
7 Harris Avenue  
Jamaica Plain MA 02130  
Phone: 617-983-0865

## SIZE

Total Building Space:	10,000 Sq.Ft
Building Space Available:	10,000 Sq.Ft
For Manuf./Warehouse:	10,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	5,000 Sq.Ft

## LEASE/SALE TERMS

Rent: \$6.00 /Sq.Ft Triple Net  
Sale price:

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 2.0

Stud Height: 18.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities:

Features: Open space, no columns. In-door parking available.  
Sprinklers:  
Renovations: Exterior and windows; special wiring may be needed.  
Description:

## TRANSPORTATION

Public Trans:	Bus # 29: Egelston Station - Mattapan Square.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Blue Hill Avenue to American Legion Hwy. to Rte. 128.
Distance to Airport:	8.0 miles

## SITE USES

Warehouse, distribution.

## COMMENTS

Sale price is negotiable.  
Can be combined with site in 250-258 Woodrow Avenue.



# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

4 Brinton/2822 Washington Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 116,712 Sq.Ft  
Parcel Size: 2.68 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Bus #42: Central Square - City Hospital.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Washington Street - Melnea Cass Blvd - I-93 N/S, Mass Pike.  
Distance to Airport: 4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

95 - 97 Dudley Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available:	1,356 Sq.Ft
Parcel Size:	0.03 Acres

## SALE TERMS

Sale price:

Taxes:

## TRANSPORTATION

Public Trans:	Dudley Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Massachusetts Avenue to I-93 N/S, Mass Pike.
Distance to Airport:	4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

100 - 112 Dudley Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 15,754 Sq.Ft  
Parcel Size: 0.36 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Dudley Station.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To Massachusetts Avenue to I-93 N/S, Mass Pike.  
Distance to Airport: 4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Building space for sale/lease in ROXBURY

Type: III

## SITE

208 Dudley Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Total Building Space:	1,800	Sq.Ft
Building Space Available:	1,800	Sq.Ft
For Manuf./Warehouse:	1,800	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	1,800	Sq.Ft

## LEASE/SALE TERMS

Rent:  
Sale price:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 1.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities:      Yes.

### Features:

Sprinklers:

Renovations:      Needs complete rehab.

Description:      Brick building in need of complete rehab.

## TRANSPORTATION

Public Trans:	Bus #15: Kanes Square - Cottage Street.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Massachusetts Avenue to I-93 N/S, Mass Pike.
Distance to Airport:	4.5 miles

## SITE USES

Mfg., warehouse, office, R&D.

## COMMENTS

Sale and lease terms are to be determined.

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

288 - 298 Dudley Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 17,903 Sq.Ft  
Parcel Size: 0.41 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Dudley Station.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To Massachusetts Avenue to I-93 N/S, Mass Pike.  
Distance to Airport: 4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Building space for lease in ROXBURY

Type: II

## SITE

Dudley Furniture Factory  
506 - 520 Dudley Street  
Roxbury MA 02119

## CONTACT PERSON

Marc Boatwright, Owner  
Dudley Street Neighborhood Initiative  
513 Dudley Street  
Roxbury MA 02119  
Phone: 617-442-9670

## SIZE

Total Building Space:	33,000 Sq.Ft
Building Space Available:	10,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	10,000 Sq.Ft
Building Foot Print:	19,000 Sq.Ft

## LEASE TERMS

Rent: \$ 5.00 - 9.00 /Sq.Ft. Triple Net

## BUILDING DESCRIPTION

Year Completed: 1880 Year Renovated: 1995 Floors: 3.0

Stud Height: 20.00 Loading Docks: 1 elevated dock.  
Freight Elevators: 1 Parking Spaces:

Utilities:  
Amps: Volts: Phase: 3  
Features:  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Bus #15: Kanes Square to Cottage Street, 1 block.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Massachusetts Avenue to I-93 N/S.
Distance to Airport:	5.0 miles

## SITE USES

R&D, office, manufacturing.

## COMMENTS



# EDIC / BOSTON

Building space for sale/lease in ROXBURY

Type: III

## SITE

M.J. Malloy Dist.  
16 Howard Street/29 Norfolk Avenue  
Roxbury MA 02119

## CONTACT PERSON

Kathleen Douglas, Broker  
The Douglas Company  
20 Lafayette Avenue  
Hingham MA 02043  
Phone: 617-740-2246

## SIZE

Total Building Space:	33,600 Sq.Ft
Building Space Available:	33,600 Sq.Ft
For Manuf./Warehouse:	33,600 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

## LEASE/SALE TERMS

Rent: \$2.50 /Sq.Ft  
Sale price: \$ 575,000      Taxes: \$ 14,460

## BUILDING DESCRIPTION

Year Completed: 1899	Year Renovated:	Floors: 3.0
Stud Height: 14.00	Loading Docks: 4 Truck Bays, tailgate height.	
Freight Elevators: 1	Parking Spaces: 20	
Utilities:	Electric, gas, water, and sewer.	
Features:	3 freon-refrigerated rooms.	
Sprinklers:		
Renovations:	Needs update for R&D use.	
Description:	Rectangular 2 and 3 story brick buildings.	

## TRANSPORTATION

Public Trans:	Bus at Ruggles Station.
Rail Trans:	Yes.
Port Access:	N/A.
Highway Trans:	Route 3/I-93, 1/4 mile. Near Massachusetts Avenue.
Distance to Airport:	3.0 miles

## SITE USES

Distribution, some office.

## COMMENTS

Two buildings consolidated into one.  
Ideal for food or flower distribution uses.

# EDIC / BOSTON

Building space for lease in ROXBURY

Type: I

## SITE

85 Kemble Street  
Roxbury MA 02119

## CONTACT PERSON

Bob Richardson, Owner  
New England Food  
591 East Third Street  
Boston MA 02127  
Phone: 617-843-3304

## SIZE

Total Building Space:	107,000 Sq.Ft
Building Space Available:	60,000 Sq.Ft
For Manuf./Warehouse:	60,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	53,500 Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 2.0

Stud Height: 14.00	Loading Docks: 8
Freight Elevators: 3	Parking Spaces: 20

Utilities:

Features:

Sprinklers:

Description:

## TRANSPORTATION

Public Trans:	Bus #8: Ruggles - UMASS (Red Line); Uphams Corner Stn, nearby
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Proctor Street to Massachusetts Avenue to I-93 N/S.
Distance to Airport:	4.0 miles

## SITE USES

Fish processing.

## COMMENTS

Willing to build to suit for freezer space.  
Lease terms are negotiable.

# EDIC / BOSTON

Building/Land space for lease in ROXBURY

Type: I

## SITE

960 Massachusetts Avenue  
Roxbury MA 02119

## CONTACT PERSON

Dick Larsen, Owner  
Standard Electric Supply Co.  
960 Massachusetts Avenue  
Boston MA 02119  
Phone: 617-442-1000

## SIZE

Total Building Space:	85,000 Sq.Ft
Building Space Available:	2,500 Sq.Ft
For Manuf./Warehouse:	2,500 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	28,333 Sq.Ft
Available Subdivision:	Available space on first floor.
Open Space Available:	10,000 Sq.Ft
Parcel Size:	1.10 Acres

## LEASE TERMS

Rent: \$5.50 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 3.0
Stud Height: 14.00	Loading Docks: 3 Tailboards.	
Freight Elevators: 3	Parking Spaces: 75	

Utilities:              Gas, heat.

Features:              Floor capable of heavy loads.

Sprinklers:

Description:

## TRANSPORTATION

Public Trans:	Bus #8: Columbia Point - Orange Line via Northampton Stn.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Massachusetts Avenue to I-93 N/S, 1/4 mile.
Distance to Airport:	4.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Easy access to Expressway, Mass Pike and downtown.

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

New Dudley/Tremont St. (Portion P-3)  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 221,360 Sq.Ft  
Parcel Size: 5.08 Acres

## SALE TERMS

Sale price:

Taxes:

## TRANSPORTATION

Public Trans:	Bus #43 to Ruggles Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Mass Pike, 3 miles.
Distance to Airport:	4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Building space for lease in ROXBURY

Type: I

## SITE

100 Norfolk Avenue  
Roxbury MA 02119

## CONTACT PERSON

Michael McGrath, Broker  
Pearson Associates  
1 International Pl., Suite 1130  
Boston MA 02110  
Phone: 617-330-8676

## SIZE

Total Building Space:	100,000 Sq.Ft
Building Space Available:	50,000 Sq.Ft
For Manuf./Warehouse:	50,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

## LEASE TERMS

Rent: \$ 4.00 - 6.00 /Sq.Ft.

## BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 2.0
Stud Height: 10.00	Loading Docks: 6 Tailboards.	
Freight Elevators: 0	Parking Spaces:	

Utilities:

Features: Refrigerated space; basement.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Bus #8: Columbia Point - Dudley Station, 2 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To SE Expressway, I-93, Mass Pike.
Distance to Airport:	2.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

Roxbury/Shawmut Streets  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available:	25,136 Sq.Ft
Parcel Size:	0.58 Acres

## SALE TERMS

Sale price:	Taxes:
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## TRANSPORTATION

Public Trans:	Bus to Ruggles Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Mass Pike, 3 miles.
Distance to Airport:	4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.



# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

104 - 106 Roxbury Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available:	19,209 Sq.Ft
Parcel Size:	0.44 Acres

## SALE TERMS

Sale price:	Taxes:
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## TRANSPORTATION

Public Trans:	Bus to Ruggles Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Mass Pike, 3 miles.
Distance to Airport:	4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Building space for sale in ROXBURY

Type:

## SITE

116 - 118 Roxbury Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Total Building Space:	1,658	Sq.Ft
Building Space Available:	1,658	Sq.Ft
For Manuf./Warehouse:	1,658	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	1,658	Sq.Ft

## SALE TERMS

Sale price:

Taxes:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 0.0

Stud Height: 0.00

Loading Docks:

Freight Elevators: 0

Parking Spaces:

Utilities:      Yes.

Features:

Sprinklers:

Renovations:      Needs complete rehab.

Description:

## TRANSPORTATION

Public Trans:      Bus to Ruggles Station.

Rail Trans:      None.

Port Access:      None.

Highway Trans:      To Mass Pike, 3 miles.

Distance to Airport:      4.5 miles

## SITE USES

Mfg., warehouse, R&D, office.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale/lease in ROXBURY

Type:

## SITE

175 - 177 Ruggles Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 12,802 Sq.Ft  
Parcel Size: 0.29 Acres

## LEASE/SALE TERMS

Rent:  
Sale price:

## TRANSPORTATION

Public Trans: Ruggles Station.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Mass Pike, 3 miles.  
Distance to Airport: 4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale and lease terms are to be determined.

# EDIC / BOSTON

Building space for lease in ROXBURY

Type: I

## SITE

U-Haul Building  
15 Rusfield Street  
Roxbury MA 02119

## CONTACT PERSON

Russ Thomas, Owner  
U-Haul Company  
15 Rusfield Street  
Roxbury MA 02119  
Phone: 617-623-5600

## SIZE

Total Building Space:	400,000 Sq.Ft
Building Space Available:	26,000 Sq.Ft
For Manuf./Warehouse:	26,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	134,000 Sq.Ft
Available Subdivision:	Available space: 22,000 SF on 3rd, 4,000 SF on 1st.

## LEASE TERMS

Rent: \$4.00 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1950    Year Renovated:                      Floors: 3.0

Stud Height: 24.00	Loading Docks: 1 Drive-in.
Freight Elevators: 3	Parking Spaces: 20

Utilities:                      Water, heating, electricity.

Features:  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Bus #8: Columbus Point - Dudley Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Mass. Avenue to I-93 N/S, 3 blocks.
Distance to Airport:	4.0 miles

## SITE USES

Light manufacturing, storage.

## COMMENTS

# EDIC / BOSTON

Building space for sale/lease in ROXBURY

Type: II

## SITE

76 Shirley Street  
Roxbury MA 02119

## CONTACT PERSON

Jerome Rosenberg, Trustee, Owner  
76 Shirley Street Realty Trust  
144 Brook Road  
Sharon MA 02067  
Phone: 617-784-3555

## SIZE

Total Building Space:	8,000	Sq.Ft
Building Space Available:	8,000	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	8,000	Sq.Ft
Building Foot Print:	8,000	Sq.Ft

## LEASE/SALE TERMS

Rent: \$7.50 /Sq.Ft	Triple Net
Sale price: \$ 450,000	Taxes: \$ 16,100

## BUILDING DESCRIPTION

Year Completed:      Year Renovated: 1980      Floors: 1.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 25

Utilities:

Features:      Land is fenced-in with a gate.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Bus #15: Kane Square - Ruggles Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Shirley Street to Massachusetts Avenue to I-93 N/S.
Distance to Airport:	6.0 miles

## SITE USES

R&D, office, manufacturing.

## COMMENTS

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

South Service Drive/Sterling Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available:	41,452 Sq.Ft
Parcel Size:	0.95 Acres

## SALE TERMS

Sale price:

Taxes:

## TRANSPORTATION

Public Trans:	Bus to Dudley Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Mass Pike, 3 miles.
Distance to Airport:	4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.



# EDIC / BOSTON

Land space for sale/lease in ROXBURY

Type:

## SITE

Terrace Street Site  
77 Terrace Street  
Roxbury MA 02120

## CONTACT PERSON

Linda Perry, Owner  
Public Facilities Department  
15 Beacon Street  
Boston MA 02108  
Phone: 617-635-0100

## SIZE

Open Space Available: 28,300 Sq.Ft  
Parcel Size: 0.65 Acres

## LEASE/SALE TERMS

Rent:  
Sale price:

## TRANSPORTATION

Public Trans: Bus #47: Egelston - Brigham Circle, 1 block.  
Rail Trans: Yes (Boston - Providence).  
Port Access: None.  
Highway Trans: Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 3 miles.  
Distance to Airport: 5.0 miles

## COMMENTS

Sale and lease terms to be determined.  
Located on a hill; approx. 5,000 SF of parcel is levelled.

# EDIC / BOSTON

Building space for sale in ROXBURY

Type: III

## SITE

Windsor Muffin Bldg  
100 Topeka Street  
Roxbury MA 02120

## CONTACT PERSON

John Cremmen, Broker  
Peter Elliot & Company, Inc.  
260 Franklin Street  
Boston MA 02110  
Phone: 617-439-9100

## SIZE

Total Building Space:	32,880 Sq.Ft
Building Space Available:	32,880 Sq.Ft
For Manuf./Warehouse:	32,880 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	17,860 Sq.Ft

## SALE TERMS

Sale price:

Taxes:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 2.0

Stud Height: 0.00

Loading Docks:

Freight Elevators: 0

Parking Spaces:

Utilities:

Features:      Brick exterior; concrete floors.

Sprinklers:

Description:

## TRANSPORTATION

Public Trans:      Bus #10: City Point - Copley Square via Back Bay.

Rail Trans:      None.

Port Access:      None.

Highway Trans:      Southampton Street to I-93 N/S.

Distance to Airport:      3.0 miles

## SITE USES

Warehouse, Light Manufacturing.

## COMMENTS

Can be delivered vacant, if desired.

Sale price is negotiable.

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

20 Townsend Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 55,311 Sq.Ft  
Parcel Size: 1.27 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Bus.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To Mass Pike, 3 miles.  
Distance to Airport: 4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

Tremont Street (Portion P-3)  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 94,792 Sq.Ft  
Parcel Size: 2.18 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans:	Bus #43 to Ruggles Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Mass Pike, 3 miles.
Distance to Airport:	4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

1130 - 1132 Tremont Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 26,077 Sq.Ft  
Parcel Size: 0.60 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Bus #43 to Ruggles Station.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To Mass Pike, 3 miles.  
Distance to Airport: 4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

Veron/Whittier Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available:	12,018 Sq.Ft
Parcel Size:	0.28 Acres

## SALE TERMS

Sale price:

Taxes:

## TRANSPORTATION

Public Trans:	Bus to Ruggles Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Mass Pike, 3 miles.
Distance to Airport:	4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.



## Building/Land space for sale in ROXBURY

Type: III

## SITE

67 Vaughn Avenue  
Roxbury MA 02121

## CONTACT PERSON

Louis Canter, Owner

404 Paradise Road  
Swampscott MA 01907  
Phone: 617-599-5710; 407-243-3998

## SIZE

Total Building Space: 34,000 Sq.Ft  
Building Space Available: 34,000 Sq.Ft  
For Manuf./Warehouse: 34,000 Sq.Ft  
For Industrial Office: 0Sq.Ft  
For R&D: 0Sq.Ft  
Building Foot Print: 8,000 Sq.Ft

Open Space Available: 30,000 Sq.Ft  
Parcel Size: 1.00 Acres

## SALE TERMS

Sale price: Taxes:

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 4.0

Stud Height: 18.00 Loading Docks: 1 Tailboard, 1 Drive-in.  
Freight Elevators: 1 Parking Spaces: 25

## Utilities:

Amps: Volts: 240 Phase: 3

## Features:

Sprinklers: None.

Renovations: Needs rehab: 2nd and 3rd floors were damaged by fire.

Description: Solid brick construction building.

## TRANSPORTATION

Public Trans: Bus #16: Franklin Park - Andrew Station (Red Line).  
Rail Trans: Yes.  
Port Access: None  
Highway Trans: Vaughn Avenue to Geneva Avenue to Columbia Road to I-93.  
Distance to Airport: 3.0 miles

## SITE USES

Warehouse.

## COMMENTS

Sale price is negotiable.  
Can be combined with 70 Vaughn Avenue site.



## Building space for sale in ROXBURY

Type: III

## SITE

70 Vaughn Avenue  
Roxbury MA 02121

## CONTACT PERSON

Louis Canter, Owner

404 Paradise Road  
Swampscott MA 01907  
Phone: 617-599-5710; 407-243-3998

## SIZE

Total Building Space:	4,600 Sq.Ft
Building Space Available:	4,600 Sq.Ft
For Manuf./Warehouse:	4,600 Sq.Ft
For Industrial Office:	0Sq.Ft
For R&D:	0Sq.Ft
Building Foot Print:	4,600 Sq.Ft

## SALE TERMS

Sale price:

Taxes:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 1.0

Stud Height: 12.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities:

Features:

Sprinklers:

Description:      Metal building/garage.

## TRANSPORTATION

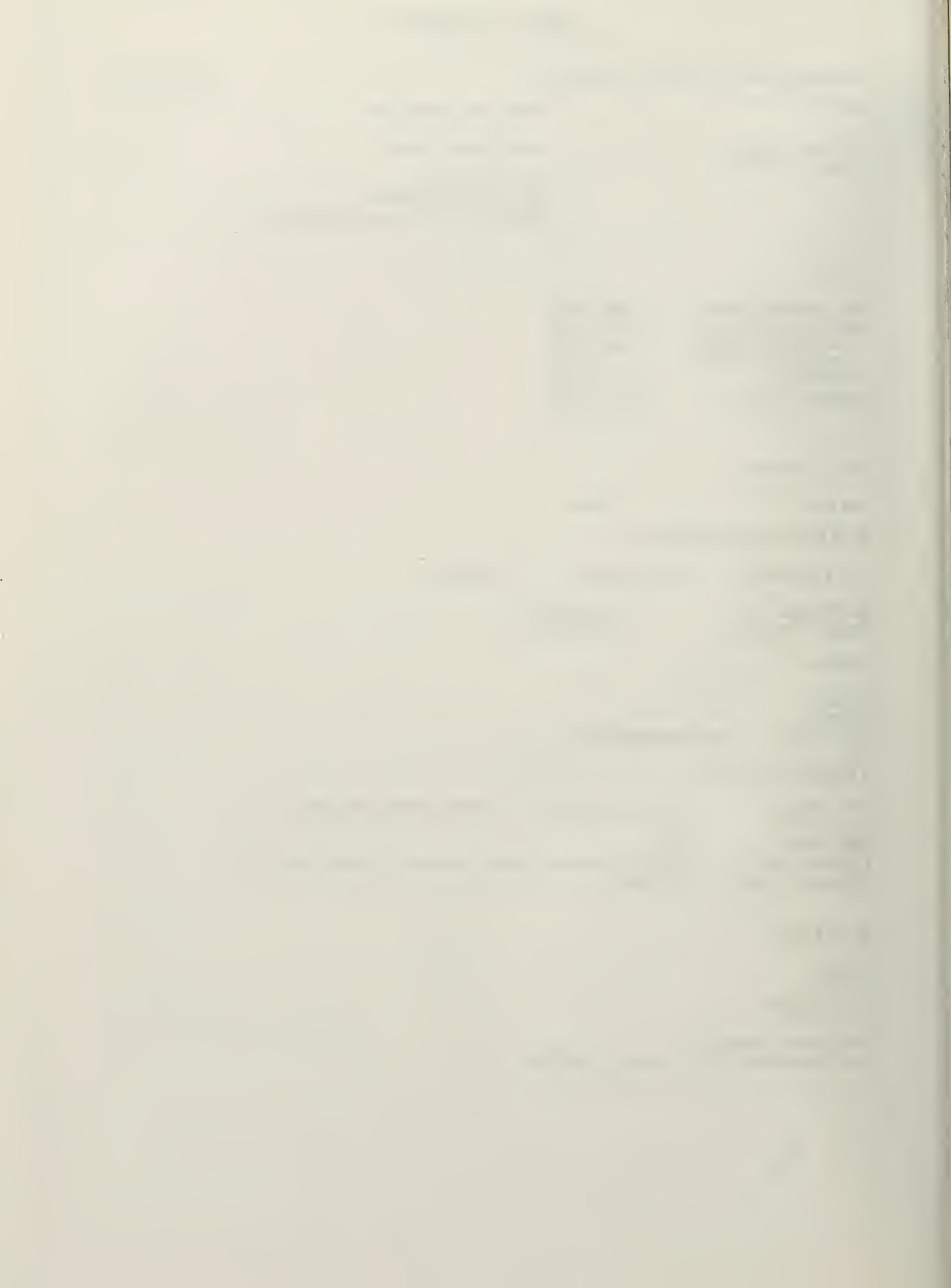
Public Trans:	Bus #16: Franklin Park - Andrew Station (Red Line).
Rail Trans:	Yes.
Port Access:	No.
Highway Trans:	Vaughn Avenue to Geneva Avenue to Columbia Road to I-93.
Distance to Airport:	3.0 miles

## SITE USES

Garage.

## COMMENTS

Sale price is negotiable.  
Can be combined with 67 Vaughn Avenue site.



# EDIC / BOSTON

Building space for lease in ROXBURY

Type: II

## SITE

Ferridad Building  
17 Warren Street  
Roxbury MA 02119

## CONTACT PERSON

George Guscott, Owner  
Long Bay Management Company  
351 Massachusetts Avenue  
Boston MA 02115  
Phone: 617-266-8604

## SIZE

Total Building Space:	59,200 Sq.Ft
Building Space Available:	55,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	55,000 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,000 Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: 1922    Year Renovated:    Floors: 8.0

Stud Height: 10.00	Loading Docks:
Freight Elevators: 1	Parking Spaces: 214

Utilities:

Features:	Airconditioned.
Sprinklers:	
Description:	Brick building.

## TRANSPORTATION

Public Trans:	Bus #45: Dudley Station - Franklin Park, 3 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Washington Street to Melnea Cass Blvd. to I-93.
Distance to Airport:	5.5 miles

## SITE USES

Industrial office, R&D.

## COMMENTS

Rent is negotiable. Owner will renovate to suit tenant.  
Retail space also available on street level.

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

436 Warren Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 11,060 Sq.Ft  
Parcel Size: 0.25 Acres

## SALE TERMS

Sale price:

Taxes:

## TRANSPORTATION

Public Trans:	Bus #45 to Dudley Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Washington Street to Melnea Cass Blvd to I-93, Mass Pike.
Distance to Airport:	4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.



# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

Washington Street (Blair Site)  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 85,729 Sq.Ft  
Parcel Size: 1.97 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Bus #42: Central Square - City Hospital.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Washington Street - Massachusetts Avenue - I-93, Mass Pike.  
Distance to Airport: 4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Building space for sale/lease in ROXBURY

Type: III

## SITE

260 Washington Street  
Roxbury MA 02121

## CONTACT PERSON

Richard Ravech, Owner  
Ben Jes Co. Inc.  
PO Box 85  
Newton Center MA 02159  
Phone: 617-969-3059

## SIZE

Total Building Space:	25,000 Sq.Ft
Building Space Available:	25,000 Sq.Ft
For Manuf./Warehouse:	25,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	25,000 Sq.Ft

## LEASE/SALE TERMS

Rent: \$2.00 /Sq.Ft	Triple Net
Sale price: \$ 375,000	Taxes: \$ 6,700

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 1.0

Stud Height: 14.00	Loading Docks: 2
Freight Elevators: 0	Parking Spaces:

Utilities:      Sewer.

Features:      All brick building.

Sprinklers:

Renovations:      Yes.

Description:

## TRANSPORTATION

Public Trans:	Bus #42: Central Square - Boston City Hospital.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Washington Street to Melnea Cass Blvd to I-93 N/S, Mass Pike.
Distance to Airport:	4.0 miles

## SITE USES

Warehouse, Light manufacturing

## COMMENTS

# EDIC / BOSTON

Building/Land space for lease in ROXBURY

Type: I

## SITE

1960 Washington Street  
Roxbury MA 02119

## CONTACT PERSON

David Smookler, Broker  
Dartmouth Co.  
One Exeter Plaza, 6th Floor  
Boston MA 02116  
Phone: 617-262-6620

## SIZE

Total Building Space:	14,196 Sq.Ft
Building Space Available:	8,400 Sq.Ft
For Manuf./Warehouse:	8,400 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	5,800 Sq.Ft
Available Subdivision:	4,200 SF on 1st floor; 4,200 SF on 2nd floor.
Open Space Available:	21,780 Sq.Ft
Parcel Size:	0.50 Acres

## LEASE TERMS

Rent: \$6.00 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1948    Year Renovated: 1989    Floors: 2.0

Stud Height: 12.00	Loading Docks: 1 Loading door
Freight Elevators: 0	Parking Spaces: 12

Utilities:            All on site. Heavy electrical system.

Features:            With basement.

Sprinklers:

Description:        Wooden floors, large insulated windows.

## TRANSPORTATION

Public Trans:	Orange Line nearby.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-93 to Melnea Cass Blvd..
Distance to Airport:	5.0 miles

## SITE USES

Manufacturing, Distribution.

## COMMENTS

Also ideal for workshop and assembly use.

# EDIC / BOSTON

Building space for lease in ROXBURY

Type: II

## SITE

2101 Washington Street  
Roxbury MA 02119

## CONTACT PERSON

Russell Hill, Broker  
R.E. Hill and Company, Inc.  
432 Columbia Street  
Boston MA 02141  
Phone: 617-864-6800

## SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	30,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	30,000 Sq.Ft
Building Foot Print:	10,000 Sq.Ft

## LEASE TERMS

Rent: \$ 12.00/Sq.Ft

## BUILDING DESCRIPTION

Year Completed: 1920      Year Renovated:      Floors: 4.0

Stud Height: 12.00	Loading Docks: 1 Delivery door with conveyer.
Freight Elevators: 1	Parking Spaces: 75

Utilities:      All.

Features:

Sprinklers:

Renovations:      Owner will built to suit (new facade and elevator).

Description:

## TRANSPORTATION

Public Trans:	Bus Stop in front of building via Dudley Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	SE Expressway/Mass. Pike.
Distance to Airport:	5.0 miles

## SITE USES

R&D, Office.

## COMMENTS

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

2397 Washington Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 4,371 Sq.Ft  
Parcel Size: 0.10 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Bus #42: Central Square - City Hospital.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Washington Street - Melnea Cass Blvd. - I-93 N/S, MassPike.  
Distance to Airport: 4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in ROXBURY

Type:

## SITE

17 Williams Street  
Roxbury MA 02119

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available:	15,595 Sq.Ft
Parcel Size:	0.36 Acres

## SALE TERMS

Sale price:

Taxes:

## TRANSPORTATION

Public Trans:	Dudley Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Melnea Cass Blvd. to I-93 N/S, Mass Pike.
Distance to Airport:	4.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.







# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

168 A Street  
South Boston MA 02210

## CONTACT PERSON

Bob Moalli, Sal Macone, Owner  
House of Bianchi, Inc. / A Street Realty  
1 Brainard Avenue  
Medford MA 02155  
Phone: 617-391-6111

## SIZE

Total Building Space:	26,500 Sq.Ft
Building Space Available:	26,500 Sq.Ft
For Manuf./Warehouse:	26,500 Sq.Ft
For Industrial Office:	0Sq.Ft
For R&D:	0Sq.Ft
Building Foot Print:	5,300 Sq.Ft

## LEASE TERMS

Rent: \$5.00 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1900    Year Renovated: 1988    Floors: 5.0

Stud Height: 12.00	Loading Docks: 1 Enclosed.
Freight Elevators: 1	Parking Spaces: 15

### Utilities:

Amps: 600	Volts: 208/120	Phase: 3
Features:	Air conditioning;one combination freight/passenger elevator.	
Sprinklers:	Full.	
Renovations:	Completely renovated: new paneling, ceiling.	
Description:	Brick building.	

## TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Melcher Street to Summer Street to Southeast Expressway.
Distance to Airport:	3.0 miles

## SITE USES

Light manufacturing, warehouse

## COMMENTS



# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

169 A Street  
South Boston MA 02210

## CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

## SIZE

Total Building Space:	77,000 Sq.Ft
Building Space Available:	66,000 Sq.Ft
For Manuf./Warehouse:	66,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	11,000 Sq.Ft

## LEASE TERMS

Rent: \$4.25 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 7.0
Stud Height: 9.00	Loading Docks: 2 Tailboards.	
Freight Elevators: 2	Parking Spaces:	
Utilities:	Oil/steam heat.	
Features:	With passenger elevator.	
Sprinklers:		
Description:	Concrete floors; mostly open space.	

## TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Melcher Street to Summer Street to I-93 N/S.
Distance to Airport:	2.0 miles

## SITE USES

Industrial, office.

## COMMENTS

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

215 A Street  
South Boston MA 02210

## CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

## SIZE

Total Building Space:	72,684 Sq.Ft
Building Space Available:	11,700 Sq.Ft
For Manuf./Warehouse:	11,700 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	12,114 Sq.Ft
Available Subdivision:	Available space on 4th flr;subdividable to 5500 SF

## LEASE TERMS

Rent: \$4.25 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 6.0

Stud Height: 12.00	Loading Docks: 1
Freight Elevators: 2	Parking Spaces:

Utilities:

Features:	With passenger elevator.
Sprinklers:	
Description:	Mostly open space.

## TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	A Street to Melcher Street to Summer Street to I-93 N/S.
Distance to Airport:	2.0 miles

## SITE USES

Industrial, office.

## COMMENTS



# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

288 A Street  
South Boston MA 02210

## CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

## SIZE

Total Building Space: 124,068 Sq.Ft  
Building Space Available: 41,376 Sq.Ft  
For Manuf./Warehouse: 41,376 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 20,678 Sq.Ft  
Available Subdivision: Available space located on 3rd and 5th floors.

## LEASE TERMS

Rent: \$4.25 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 6.0

Stud Height: 12.00 Loading Docks: 2  
Freight Elevators: 2 Parking Spaces:

### Utilities:

Features: Wooden floors with 250 lbs./sf capacity.  
Sprinklers:  
Description: Free standing building, with high bay warehouse space.

## TRANSPORTATION

Public Trans: Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Melcher Street to Summer Street to SE Expressway, 4 blocks.  
Distance to Airport: 2.0 miles

## SITE USES

Industrial, office, warehouse.

## COMMENTS

Has a passenger elevator.

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

319 A Street  
South Boston MA 02210

## CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

## SIZE

Total Building Space:	60,378 Sq.Ft
Building Space Available:	19,662 Sq.Ft
For Manuf./Warehouse:	19,662 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,063 Sq.Ft
Available Subdivision:	Available space on 1st flr. front; 3rd,4th rear.

## LEASE TERMS

Rent: \$4.25 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 5.0

Stud Height: 18.00	Loading Docks: 1
Freight Elevators: 1	Parking Spaces: 2

Utilities:      All on site (oil/steam heat).

Features:      With large windows, sink, and bathroom.

Sprinklers:

Description:      Open space with hardwood floors.

## TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Melcher Street to Summer Street to I-93 N/S, 4 blocks.
Distance to Airport:	3.0 miles

## SITE USES

Industrial, office.

## COMMENTS

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

10 Alger Street  
South Boston MA 02127

## CONTACT PERSON

Dana Narlee, Michael McGrath, Broker  
Pearson Associates  
1 International Pl., Suite 1130  
Boston MA 02110  
Phone: 617-330-8676

## SIZE

Total Building Space:	6,000	Sq.Ft
Building Space Available:	6,000	Sq.Ft
For Manuf./Warehouse:	6,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	6,000	Sq.Ft

## LEASE TERMS

Rent: \$5.50 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 1.0
Stud Height: 15.00	Loading Docks: 2 Drive-in, 1 Tailboard.	
Freight Elevators: 0	Parking Spaces:	

Utilities:

Features:            Has a mezzanine for office space.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Andrew Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S.
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

# EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON

Type: I

## SITE

340 C Street  
South Boston MA 02127

## CONTACT PERSON

Gerald M. McCourt, Broker  
Peter Elliot & Company, Inc.  
260 Franklin Street  
Boston MA 02110  
Phone: 617-439-9100

## SIZE

Total Building Space:	35,000 Sq.Ft
Building Space Available:	35,000 Sq.Ft
For Manuf./Warehouse:	35,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	17,500 Sq.Ft

## LEASE/SALE TERMS

Rent: \$4.25 /Sq.Ft                      Triple Net  
Sale price:

## BUILDING DESCRIPTION

Year Completed:              Year Renovated:              Floors: 3.0

Stud Height: 0.00                      Loading Docks:  
Freight Elevators: 0                      Parking Spaces:

Utilities:              Heat.

Features:              Parking spaces available. Ceiling height varies by floor.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Bus #7: South Station (Red Line) - City Point, 1 block.
Rail Trans:	Active Conrail.
Port Access:	None.
Highway Trans:	Summer Street to I-93 N/S, 1/2 mile.
Distance to Airport:	2.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Sale price is negotiable.

# EDIC / BOSTON

Building space for sale in SOUTH BOSTON

Type:

## SITE

DiMare Brothers Building  
483 - 493 C Street  
South Boston MA 02210

## CONTACT PERSON

Dana Narlee, Broker  
Pearson Associates  
1 International Pl., Suite 1130  
Boston MA 02110  
Phone: 617-330-8676

## SIZE

Total Building Space: 121,500 Sq.Ft  
Building Space Available: 121,500 Sq.Ft  
For Manuf./Warehouse: 121,500 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 27,000 Sq.Ft  
Available Subdivision: 27,000 SF on 1st flr.; 13,500 SF/flr on 2nd-8th flr

## SALE TERMS

Sale price: \$ 2,500,000      Taxes:

## BUILDING DESCRIPTION

Year Completed: 1900      Year Renovated:      Floors: 8.0

Stud Height: 13.50      Loading Docks: 10 loading docks.  
Freight Elevators: 5      Parking Spaces: 30

Utilities:      Water, sewer, gas, electric, air conditioned on flrs. 5,7,8.

Features:      Some refrigeration space; 1 passenger elevator.  
Sprinklers:      Full.  
Description:

## TRANSPORTATION

Public Trans:      South Station (Red Line & Commuter Rail Lines), 2 blocks.  
Rail Trans:      None.  
Port Access:      None.  
Highway Trans:      C Street to Summer Street to I-93 N/S, 1/2 mile.  
Distance to Airport:      3.0 miles

## SITE USES

Manufacturing, Warehouse.

## COMMENTS



# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

348 Congress Street  
South Boston MA 02210

## CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

## SIZE

Total Building Space:	45,000 Sq.Ft
Building Space Available:	22,500 Sq.Ft
For Manuf./Warehouse:	22,500 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	7,500 Sq.Ft
Available Subdivision:	Available space on 1st, 2nd, and 4th floors.

## LEASE TERMS

Rent: \$4.25 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 6.0

Stud Height: 14.00	Loading Docks: 1
Freight Elevators: 2	Parking Spaces:

Utilities:

Features:      With hardwood floors.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Dorchester Avenue to Summer Street to I-93.
Distance to Airport:	3.0 miles

## SITE USES

Industrial, office.

## COMMENTS



# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

354 Congress Street  
South Boston MA 02210

## CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

## SIZE

Total Building Space:	44,556 Sq.Ft
Building Space Available:	7,426 Sq.Ft
For Manuf./Warehouse:	7,426 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	7,250 Sq.Ft
Available Subdivision:	Available space on 4th floor.

## LEASE TERMS

Rent: \$4.25 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 6.0

Stud Height: 13.00	Loading Docks: 1
Freight Elevators: 1	Parking Spaces:

Utilities:

Features:      With hardwood floors throughout and some partitioning.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Dorchester Avenue to Summer Street to I-93.
Distance to Airport:	3.0 miles

## SITE USES

Industrial, office.

## COMMENTS

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

368 Congress Street  
South Boston MA 02210

## CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
South Boston MA 02210  
Phone: 617-426-6034

## SIZE

Total Building Space: 110,124 Sq.Ft  
Building Space Available: 27,900 Sq.Ft  
For Manuf./Warehouse: 27,900 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 18,354 Sq.Ft  
Available Subdivision: 15,200 SF available on 1st flr.; 12,700 SF on 2nd.

## LEASE TERMS

Rent: \$4.25 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 6.0

Stud Height: 12.00 Loading Docks: 1 Tailboard.  
Freight Elevators: 1 Parking Spaces:

Utilities:

Features:  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans: Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Congress St. to Dorchester Ave. to Summer St. to I-93 N/S.  
Distance to Airport: 3.0 miles

## SITE USES

Industrial, office.

## COMMENTS

Available space: divisible to 4,000 SF.  
Number of floors is inclusive of basement.

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

369 Congress Street  
South Boston MA 02210

## CONTACT PERSON

Issac Beck, Owner  
Channel Trust  
P.O Box 92  
Newton MA 02164  
Phone: 617-332-1250

## SIZE

Total Building Space:	55,000	Sq.Ft
Building Space Available:	3,500	Sq.Ft
For Manuf./Warehouse:	3,500	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	7,000	Sq.Ft

## LEASE TERMS

Rent: \$4.00 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 8.0

Stud Height: 14.00	Loading Docks: 1
Freight Elevators: 1	Parking Spaces:

Utilities:      Heat, water.

Features:      1 Passenger elevator.

Sprinklers:

Description:

## TRANSPORTATION

Public Trans:	Bus #6: MIP/Army Base - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Congress St. to Dorchester Av. to Summer St. to I-93 N/S.
Distance to Airport:	3.0 miles

## SITE USES

Distribution, manufacturing.

## COMMENTS

The bottom flrs of this bldg are leased for industrial uses.

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: III

## SITE

393 D Street  
South Boston MA 02127

## CONTACT PERSON

Robert Ford, Broker  
Meredith & Grew Inc.  
160 Federal Street  
Boston MA 02110  
Phone: 617-330-8028

## SIZE

Total Building Space:	265,976 Sq.Ft
Building Space Available:	265,976 Sq.Ft
For Manuf./Warehouse:	265,976 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	180,076 Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: 1920    Year Renovated: 1980    Floors: 2.0

Stud Height: 16.00	Loading Docks: 6 Tailboards.
Freight Elevators: 0	Parking Spaces: 100

Utilities:

Features:

Sprinklers:

Renovations:    Some renovations needed.

Description:    7 attached buildings.

## TRANSPORTATION

Public Trans:	Bus # 7: South Station (Red Line) - City Point.
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	Summer Street to I-93 N/S.
Distance to Airport:	3.0 miles

## SITE USES

Warehouse/Distribution, Office

## COMMENTS

Lease terms to be determined.

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: II

## SITE

451 D Street  
South Boston MA 02127

## CONTACT PERSON

Tim Lescalleet, Broker  
CB Commercial, Inc.  
1000 Winter Street, Suite 2400  
Waltham MA 02154  
Phone: 617-487-6313

## SIZE

Total Building Space:	450,000 Sq.Ft
Building Space Available:	150,000 Sq.Ft
For Manuf./Warehouse:	52,500 Sq.Ft
For Industrial Office:	97,500 Sq.Ft
For R&D:	0 Sq.Ft

## LEASE TERMS

Rent: \$ 6.00 - 12.00 /Sq.Ft.

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 9.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 2	Parking Spaces: 360

Utilities:

Features:      6 passenger elevators; 2 storey atrium lobby.  
Sprinklers:      Full.  
Description:

## TRANSPORTATION

Public Trans:	Bus #7: South Station (Red Line) - City Point.
Rail Trans:	Active Conrail.
Port Access:	None.
Highway Trans:	To Summer Street to I-93 N/S.
Distance to Airport:	3.0 miles

## SITE USES

Light manufacturing, office.

## COMMENTS

Mixed-use space: 65% office, 25% light mfg., 10% showroom.



# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

89 Damrell Street  
South Boston MA 02127

## CONTACT PERSON

Michael McGrath, Broker  
Pearson Associates  
1 International Pl., Suite 1130  
Boston MA 02110  
Phone: 617-330-8676

## SIZE

Total Building Space:	28,000 Sq.Ft
Building Space Available:	14,000 Sq.Ft
For Manuf./Warehouse:	14,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	14,000 Sq.Ft
Available Subdivision:	14,000 SF on first floor.

## LEASE TERMS

Rent: \$4.50 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed:              Year Renovated:              Floors: 2.0

Stud Height: 13.00	Loading Docks: 3
Freight Elevators: 1	Parking Spaces: 20

### Utilities:

Features:	Parking on site.
Sprinklers:	
Renovations:	Landlord is willing to build out space, according to need.
Description:	Good visibility from Old Colony Avenue.

## TRANSPORTATION

Public Trans:	Andrew Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Dorchester Avenue to Beverly Street to I-93.
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, Warehouse, R&D.

## COMMENTS

Can be used for retail as well.



# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: III

## SITE

365 Dorchester Avenue  
South Boston MA 02210

## CONTACT PERSON

David Hughes, Owner  
Marr Companies  
1 D Street  
South Boston MA 02127  
Phone: 617-269-7200

## SIZE

Total Building Space:	68,000 Sq.Ft
Building Space Available:	30,000 Sq.Ft
For Manuf./Warehouse:	30,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	68,000 Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: 1925    Year Renovated:    Floors: 1.0

Stud Height: 32.00	Loading Docks: 6 Drive-in, 1 Tailboard.
Freight Elevators: 0	Parking Spaces:

Utilities:

Features: Two five-ton cranes, heavy floor load.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Broadway Station (Red Line).
Rail Trans:	Rail adjacent.
Port Access:	None.
Highway Trans:	To Berkeley Street or Broadway Bridge to I-93 N/S.
Distance to Airport:	4.0 miles

## SITE USES

Warehouse, manufacturing.

## COMMENTS

Lease terms are negotiable.

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: III

## SITE

369 Dorchester Avenue  
South Boston MA 02210

## CONTACT PERSON

Abraham K. Wang, Owner  
Patriot Associates  
383 Dorchester Avenue  
South Boston MA 02127  
Phone: 617-268-0383

## SIZE

Total Building Space:	70,000 Sq.Ft
Building Space Available:	20,000 Sq.Ft
For Manuf./Warehouse:	20,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	70,000 Sq.Ft

## LEASE TERMS

Rent: \$4.50 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1920      Year Renovated:      Floors: 1.0

Stud Height: 25.00	Loading Docks: 1 Tailboard.
Freight Elevators: 0	Parking Spaces: 30

Utilities:

Features:

Sprinklers:

Description:      Part of a 2-bldg. complex (with 383 Dorchester Avenue).

## TRANSPORTATION

Public Trans:	Broadway Station (Red Line) - 4 blocks.
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	To Berkeley Street or Broadway Bridge to I-93 N/S, 5 blocks.
Distance to Airport:	3.0 miles

## SITE USES

Warehouse, distribution.

## COMMENTS

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: III

## SITE

383 Dorchester Avenue  
South Boston MA 02210

## CONTACT PERSON

Abraham K. Wang, Owner  
Patriot Associates  
383 Dorchester Avenue  
South Boston MA 02127  
Phone: 617-268-0383

## SIZE

Total Building Space:	30,000 Sq.Ft
Building Space Available:	2,600 Sq.Ft
For Manuf./Warehouse:	2,600 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	15,000 Sq.Ft
Available Subdivision:	Available space on 1st floor.

## LEASE TERMS

Rent: \$4.50 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1930      Year Renovated:      Floors: 2.0

Stud Height: 15.00	Loading Docks: 4 Tailboards.
Freight Elevators: 0	Parking Spaces: 20

Utilities:

Features:

Sprinklers:

Description:

## TRANSPORTATION

Public Trans:	Broadway Station (Red Line), 4 blocks.
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	To Berkeley Street or Broadway Bridge to I-93 N/S, 5 blocks.
Distance to Airport:	3.0 miles

## SITE USES

Warehouse.

## COMMENTS

## EDIC / BOSTON

Building/Land space for sale in SOUTH BOSTON

Type:

### SITE

Eastern Index Building  
409 Dorchester Avenue  
South Boston MA 02127

### CONTACT PERSON

Joan Deegan, Broker  
Cobalt Realty Trust Co.  
640 Moraine Street  
Marshfield MA 02050  
Phone: 617-834-6993

### SIZE

Total Building Space:	10,000	Sq.Ft
Building Space Available:	10,000	Sq.Ft
For Manuf./Warehouse:	10,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	10,000	Sq.Ft

Open Space Available:	5,000	Sq.Ft
Parcel Size:	0.00	Acres

### SALE TERMS

Sale price: \$ 550,000      Taxes: \$ 10,000

### BUILDING DESCRIPTION

Year Completed: 1904      Year Renovated:      Floors: 1.0

Stud Height: 24.00	Loading Docks: Drive in and tail gate.
Freight Elevators: 0	Parking Spaces: 14

Utilities:	Oil heat, ceiling blowers.
Amps:	Volts: 110/220      Phase:
Features:	250 lbs./sq.ft. weight; heavy duty wiring; good offices.
Sprinklers:	
Description:	Paved parking lot; fenced-in.

### TRANSPORTATION

Public Trans:	Broadway or Andrew Square MBTA Stations (Red Line).
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	Dorchester Avenue to Berkeley Street or Broadway Bridge.
Distance to Airport:	3.0 miles

### SITE USES

Manufacturing, Warehouse.

### COMMENTS

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: III

## SITE

474 Dorchester Avenue  
South Boston MA 02127

## CONTACT PERSON

Robert Ford, Broker  
Meredith & Grew Inc.  
160 Federal Street  
Boston MA 02110  
Phone: 617-330-8028

## SIZE

Total Building Space:	16,568 Sq.Ft
Building Space Available:	16,568 Sq.Ft
For Manuf./Warehouse:	14,762 Sq.Ft
For Industrial Office:	1,806 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	14,762 Sq.Ft

## LEASE TERMS

Rent: \$4.50 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1930    Year Renovated: 1970    Floors: 1.0

Stud Height: 22.00	Loading Docks: 1 Drive-in.
Freight Elevators: 0	Parking Spaces: 20

Utilities:            All on site.

Features:            Concrete slab floors.

Sprinklers:

Renovations:        To be determined.

Description:        Formerly miscellaneous iron shop.

## TRANSPORTATION

Public Trans:	Broadway Station (Red Line), 5 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Broadway Bridge to I-93 N/S.
Distance to Airport:	3.0 miles

## SITE USES

Warehouse, garage, office.

## COMMENTS



# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

Distillery Building  
516 East Second Street  
South Boston MA 02127

## CONTACT PERSON

Bill Stroud, Owner  
City Development Corp.  
516 East Second Street  
South Boston MA 02127  
Phone: 617-269-8430

## SIZE

Total Building Space:	110,000 Sq.Ft
Building Space Available:	2,516 Sq.Ft
For Manuf./Warehouse:	2,516 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	18,000 Sq.Ft

## LEASE TERMS

Rent: \$6.67 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed: 1848    Year Renovated:    Floors: 6.0

Stud Height: 20.00	Loading Docks: 4 Tailboards.
Freight Elevators: 2	Parking Spaces: 40

Utilities:            Steam heat by # 6 oil.

Features:            Dark room, walk-in refrigerator.

Sprinklers:

Renovations:        Some painting.

Description:        Converted distillery with unique features.

## TRANSPORTATION

Public Trans:        Bus #7: City Point - South Station (Red Line), 1 block.

Rail Trans:            None.

Port Access:          None.

Highway Trans:        First Street to Summer Street to I-93 N/S, 1 mile.

Distance to Airport:    4.0 miles

## SITE USES

Manufacturing, woodworker.

## COMMENTS



# EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON

Type: II

## SITE

388 East Eighth Street  
South Boston MA 02127

## CONTACT PERSON

Edward F. Smith, Owner  
932 Dorchester Avenue  
Boston MA 02125  
Phone: 617-436-8829

## SIZE

Total Building Space:	15,600 Sq.Ft
Building Space Available:	15,600 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	15,600 Sq.Ft
Building Foot Print:	5,200 Sq.Ft
Available Subdivision:	6,000 SF avail. on 1st & 2nd flrs; 3,000 SF on 3rd.

## LEASE/SALE TERMS

Rent: \$ 7.00 - 8.00 /Sq.Ft. Triple Net  
Sale price: \$ 900,000

## BUILDING DESCRIPTION

Year Completed: 1984 Year Renovated: 1990 Floors: 3.0

Stud Height: 15.00 Loading Docks: 1 Drive-in.  
Freight Elevators: 0 Parking Spaces:

### Utilities:

Amps: Volts: Phase: 1, 3  
Features: New HVAC system.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	MBTA Broadway Station (Red Line), 1/4 mile.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Dorchester Street to Broadway to I-93, 1/2 mile.
Distance to Airport:	4.0 miles

## SITE USES

R&D, office, light mnfg.

## COMMENTS

## EDIC / BOSTON

Land space for lease in SOUTH BOSTON

Type:

### SITE

Kings Terminal Site  
Elkins Street  
South Boston MA 02210

### CONTACT PERSON

David Corkery, Broker  
Lynch, Murphy, Walsh & Partners  
One Financial Center  
Boston MA 02111  
Phone: 617-348-3800

### SIZE

Open Space Available: 191,520 Sq.Ft  
Parcel Size: 4.50 Acres

### LEASE TERMS

Rent:

### TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to I-93 N/S, 1 mile.
Distance to Airport:	4.0 miles

### COMMENTS

Rent is negotiable.

# EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON

Type: 1

## SITE

Computer Products Building  
7 Elkins Street  
South Boston MA 02127

## CONTACT PERSON

Gil Daily, Broker  
Cushman & Wakefield  
101 Arch Street, 21st Floor  
Boston MA 02110  
Phone: 617-330-6966

## SIZE

Total Building Space:	60,000 Sq.Ft
Building Space Available:	60,000 Sq.Ft
For Manuf./Warehouse:	60,000 Sq.Ft
For Industrial Office:	0Sq.Ft
For R&D:	0Sq.Ft
Building Foot Print:	12,000 Sq.Ft

## LEASE/SALE TERMS

Rent:  
Sale price: \$ 3,200,000  
BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 4.0
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Stud Height: 11.00	Loading Docks:
Freight Elevators: 8	Parking Spaces: 120

Utilities: Oil-fired.

Features: With full basement. Finished office space.  
Sprinklers: Fully sprinklered.  
Description:

## TRANSPORTATION

Public Trans:	Bus #7: South Station (Red Line) - City Point.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Elkins Street to Summer Street to I-93 N/S.
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing,warehouse,office

## COMMENTS

Owner prefers to sell, but will consider lease.  
Lease terms are negotiable.

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

11 Elkins Street  
South Boston MA 02210

## CONTACT PERSON

David Corkery, Broker  
Lynch, Murphy, Walsh & Partners  
One Financial Center  
Boston MA 02111  
Phone: 617-348-3800

## SIZE

Total Building Space:	60,000 Sq.Ft
Building Space Available:	12,000 Sq.Ft
For Manuf./Warehouse:	12,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,000 Sq.Ft
Available Subdivision:	Available space is on second floor.

## LEASE TERMS

Rent: \$3.75 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 5.0

Stud Height: 0.00	Loading Docks: 2
Freight Elevators: 2	Parking Spaces:

Utilities:

Features:

Sprinklers:

Description:

## TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Elkins Street to Summer Street to I-93 N/S, 1 mile.
Distance to Airport:	4.0 miles

## SITE USES

Manufacturing.

## COMMENTS

## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: III

### SITE

Kings Terminal  
15 Elkins Street  
South Boston MA 02210

### CONTACT PERSON

David Corkery, Broker  
Lynch, Murphy, Walsh & Partners  
One Financial Center  
Boston MA 02111  
Phone: 617-348-3800

### SIZE

Total Building Space:	36,000 Sq.Ft
Building Space Available:	21,000 Sq.Ft
For Manuf./Warehouse:	21,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	7,200 Sq.Ft

### LEASE TERMS

Rent:

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 5.0

Stud Height: 0.00	Loading Docks: 2 Tailboards.
Freight Elevators: 1	Parking Spaces:

Utilities:

Features:

Sprinklers:

Renovations:      Renovations needed.

Description:

### TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to I-93 N/S, 1 mile.
Distance to Airport:	4.0 miles

### SITE USES

Manufacturing.

### COMMENTS

Lease terms are negotiable.



# EDIC / BOSTON

Building/Land space for sale/lease in SOUTH BOSTON

Type:

## SITE

207 F Street  
South Boston MA 02210

## CONTACT PERSON

Richard A. Gagney, Jr., Owner  
207 F St. Realty Trust/Admiral Constr'n  
381 Congress Street  
Boston MA 02210  
Phone: 617-357-9700

## SIZE

Total Building Space:	15,000 Sq.Ft
Building Space Available:	7,500 Sq.Ft
For Manuf./Warehouse:	7,500 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	7,500 Sq.Ft
Available Subdivision:	Four 3,750 SF spaces.
Open Space Available:	0 Sq.Ft
Parcel Size:	0.00 Acres

## LEASE/SALE TERMS

Rent: \$ 4.50 - 6.50 /Sq.Ft. Triple Net  
Sale price: \$ 1,100,000

## BUILDING DESCRIPTION

Year Completed: 1988 Year Renovated: Floors: 2.0

Stud Height: 14.00 Loading Docks: 4 Drive-in  
Freight Elevators: 0 Parking Spaces: 15

Utilities: Water, gas, electricity.  
Amps: 1000 Volts: 110 Phase: 3  
Features: Security system; 10' security gate around building.  
Sprinklers: 4 Sprinklers.  
Renovations: None.  
Description: Masonry block building with parking lot.

## TRANSPORTATION

Public Trans: Bus #7: South Station (Red Line) - City Point, 2 blocks.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: F Street to Broadway to I-93, 1/2 mile.  
Distance to Airport: 4.0 miles

## SITE USES

Light manufacturing, R&D.

## COMMENTS



# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: II

## SITE

12 Farnsworth Street  
South Boston MA 02210

## CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

## SIZE

Total Building Space:	64,380 Sq.Ft
Building Space Available:	3,770 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	3,770 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,730 Sq.Ft
Available Subdivision:	Available industrial space located on 4th floor.

## LEASE TERMS

Rent: \$10.00/Sq.Ft

## BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 6.0
Stud Height: 13.00	Loading Docks: 1 Tailboard.	
Freight Elevators: 1	Parking Spaces: 13	

## Utilities:

Features: Open space, with plenty of natural light.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-93.
Distance to Airport:	2.0 miles

## SITE USES

Industrial, office.

## COMMENTS

Total building space includes office space.

## EDIC / BOSTON

Building/Land space for sale/lease in SOUTH BOSTON

Type: 1

### SITE

Court Square Press Building  
14 - 16 Greenbaum Street  
South Boston MA 02127

### CONTACT PERSON

John Cremmen, Broker  
Peter Elliot & Company, Inc.  
260 Franklin Street  
Boston MA 02110  
Phone: 617-439-9100

### SIZE

Total Building Space:	225,000 Sq.Ft
Building Space Available:	225,000 Sq.Ft
For Manuf./Warehouse:	225,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	28,400 Sq.Ft

Open Space Available:	65,340 Sq.Ft
Parcel Size:	2.50 Acres

### LEASE/SALE TERMS

Rent:	Triple Net
Sale price:	Taxes: \$ 114,190

### BUILDING DESCRIPTION

Year Completed: 1937	Year Renovated:	Floors: 6.0
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Stud Height: 12.00	Loading Docks: 2 Tailboards.
Freight Elevators: 4	Parking Spaces: 200

Utilities: Oil heat.

Features: 1 passenger elevator; alarm system.

Sprinklers: Full.

Renovations: Depends on use.

Description: Building is free standing on whole block.

### TRANSPORTATION

Public Trans:	Adjacent to Broadway Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Foundry Street to Broadway to I-93 N/S, 1/2 mile.
Distance to Airport:	3.0 miles

### SITE USES

Manufacturing, warehouse.

### COMMENTS

Rent and sale price are negotiable.

## EDIC / BOSTON

Land space for sale/lease in SOUTH BOSTON

Type:

### SITE

K Street  
South Boston MA 02210

### CONTACT PERSON

David Corkery, Broker  
Lynch, Murphy, Walsh & Partners  
One Financial Center  
Boston MA 02111  
Phone: 617-348-3800

### SIZE

Open Space Available: . 10,500 Sq.Ft  
Parcel Size: 0.25 Acres

### LEASE/SALE TERMS

Rent:  
Sale price:

### TRANSPORTATION

Public Trans: Bus #7: City Point - South Station (Red Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Summer Street to I-93 N/S.  
Distance to Airport: 3.0 miles

### COMMENTS

Owners will consider development of site.  
Rent and sale price are negotiable.

## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: II

### SITE

60 K Street  
South Boston MA 02210

### CONTACT PERSON

David Corkery, Broker  
Lynch, Murphy, Walsh & Partners  
One Financial Center  
Boston MA 02111  
Phone: 617-348-3800

### SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	4,500 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	4,500 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,000 Sq.Ft

### LEASE TERMS

Rent: \$7.95 /Sq.Ft

### BUILDING DESCRIPTION

Year Completed: 1920      Year Renovated:      Floors: 4.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 1	Parking Spaces:

Utilities:

Features:  
Sprinklers:  
Description:

### TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station (Red Line), 1 block.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to I-93 N/S, 1 1/2 miles.
Distance to Airport:	3.0 miles

### SITE USES

Industrial office, mfg.

### COMMENTS

## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

### SITE

49 Melcher Street  
South Boston MA 02210

### CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

### SIZE

Total Building Space:	42,800 Sq.Ft
Building Space Available:	7,100 Sq.Ft
For Manuf./Warehouse:	7,100 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	7,100 Sq.Ft
Available Subdivision:	Available space located on the 1st floor.

### LEASE TERMS

Rent: \$4.25 /Sq.Ft

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 6.0

Stud Height: 14.00	Loading Docks: 1
Freight Elevators: 1	Parking Spaces:

Utilities:

Features:      Windows on 3 sides.  
Sprinklers:  
Description:

### TRANSPORTATION

Public Trans:	Red Line.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-93.
Distance to Airport:	2.0 miles

### SITE USES

Industrial, office.

### COMMENTS



# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

Boston Fish Pier  
220 Northern Avenue  
South Boston MA 02210

## CONTACT PERSON

Orville Wilson, Owner  
Massachusetts Port Authority  
280 Northern Avenue  
Boston MA 02210  
Phone: 617-973-5681

## SIZE

Total Building Space:	135,000 Sq.Ft
Building Space Available:	5,000 Sq.Ft
For Manuf./Warehouse:	5,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	86,000 Sq.Ft
Available Subdivision:	1st two floors for fish processing; 3rd fl. office.

## LEASE TERMS

Rent: \$7.25 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed: 1986      Year Renovated:      Floors: 3.0

Stud Height: 10.00	Loading Docks: 1 Drive-in.
Freight Elevators: 0	Parking Spaces: 80

Utilities:              Gas (natural), electricity, water, sewer.

Features:              All new utilities; office space.

Sprinklers:

Renovations:      Main building has been 100% renovated.

Description:

## TRANSPORTATION

Public Trans:	Bus #6: MIP/Army Base - Haymarket; South Station (Red Line).
Rail Trans:	1 block.
Port Access:	Docking facilities available.
Highway Trans:	Northern Avenue to I-93 N/S, 3/4 mile.
Distance to Airport:	3.0 miles

## SITE USES

Fish processing.

## COMMENTS

Rehabbed from warehouse space.



## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

### SITE

212 Old Colony Avenue  
South Boston MA 02127

### CONTACT PERSON

Dana Narlee, Broker  
Pearson Associates  
1 International Pl., Suite 1130  
Boston MA 02110  
Phone: 617-330-8676

### SIZE

Total Building Space:	3,750 Sq.Ft
Building Space Available:	3,750 Sq.Ft
For Manuf./Warehouse:	3,750 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	1,004 Sq.Ft

### LEASE TERMS

Rent: \$4.80 /Sq.Ft                      Triple Net

### BUILDING DESCRIPTION

Year Completed: 1960      Year Renovated:      Floors: 1.0

Stud Height: 14.00	Loading Docks: 1 Drive-In
Freight Elevators: 0	Parking Spaces: 2

### Utilities:

Features:              Free standing. High exposure on Old Colony Avenue.  
Sprinklers:  
Description:          Brick; concrete block and wood beam construction.

### TRANSPORTATION

Public Trans:	Andrew Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-93 & Mass Pike, 1/2 mile.
Distance to Airport:	3.0 miles

### SITE USES

Mfg, Office, Warehouse.

### COMMENTS

Excellent wholesale/warehouse facility.  
Giraffe storey warehouse.

# EDIC / BOSTON

Building/Land space for sale in SOUTH BOSTON

Type:

## SITE

35 - 41 P Street  
South Boston MA 02127

## CONTACT PERSON

Dana Narlee, Broker  
Pearson Associates  
1 International Pl., Suite 1130  
Boston MA 02110  
Phone: 617-330-8676

## SIZE

Total Building Space:	22,000 Sq.Ft
Building Space Available:	22,000 Sq.Ft
For Manuf./Warehouse:	22,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	11,000 Sq.Ft
Open Space Available:	19,166 Sq.Ft
Parcel Size:	0.44 Acres

## SALE TERMS

Sale price: \$ 660,000                      Taxes:

## BUILDING DESCRIPTION

Year Completed:	Year Renovated:	Floors: 2.0
Stud Height: 0.00	Loading Docks: 2 loading docks.	
Freight Elevators: 0	Parking Spaces:	

## Utilities:

Features:	Refrigeration space; ample parking available.
Sprinklers:	Full.
Description:	

## TRANSPORTATION

Public Trans:	Andrew Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, Mass Pike.
Distance to Airport:	4.0 miles

## SITE USES

Light manufacturing, printing.

## COMMENTS

Can also be used for photography, catering, R&D activities.

## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: III

### SITE

10 - 12 Powerhouse Road  
South Boston MA 02210

### CONTACT PERSON

David Corkery, Broker  
Lynch, Murphy, Walsh & Partners  
One Financial Center  
Boston MA 02111  
Phone: 617-348-3800

### SIZE

Total Building Space:	6,800	Sq.Ft
Building Space Available:	6,800	Sq.Ft
For Manuf./Warehouse:	6,800	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	6,800	Sq.Ft

### LEASE TERMS

Rent:

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 1.0

Stud Height: 0.00      Loading Docks: 1 Drive-in.  
Freight Elevators: 0      Parking Spaces:

Utilities:

Features:  
Sprinklers:  
Description:

### TRANSPORTATION

Public Trans:	South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-93.

### SITE USES

Warehouse, manufacturing.

### COMMENTS

Lease terms are negotiable.

## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

### SITE

McCarthy Sole & Leather Co.  
44 Stillings Street  
South Boston MA 02210

### CONTACT PERSON

David Gilmartin, Broker  
McCarthy Sole & Leather Company, Inc.  
44 Stillings Street  
South Boston MA 02210  
Phone: 617-482-9383

### SIZE

Total Building Space:	99,000 Sq.Ft
Building Space Available:	22,000 Sq.Ft
For Manuf./Warehouse:	22,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

### LEASE TERMS

Rent: \$ 2.00 - 3.50 /Sq.Ft.

### BUILDING DESCRIPTION

Year Completed: 1915    Year Renovated:    Floors: 6.0

Stud Height: 10.00	Loading Docks: 3
Freight Elevators: 3	Parking Spaces: 4

Utilities:

Features:

Sprinklers: Full.

Description: Brick building.

### TRANSPORTATION

Public Trans:	South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-93.
Distance to Airport:	3.0 miles

### SITE USES

Manufacturing, R&D, Warehouse.

### COMMENTS

## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

### SITE

281 Summer Street  
South Boston MA 02210

### CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

### SIZE

Total Building Space:	72,000 Sq.Ft
Building Space Available:	31,460 Sq.Ft
For Manuf./Warehouse:	31,460 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	8,000 Sq.Ft
Available Subdivision:	Available space on 1st-4th floors.

### LEASE TERMS

Rent: \$4.25 /Sq.Ft

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 9.0

Stud Height: 12.00	Loading Docks: 1
Freight Elevators: 1	Parking Spaces:

Utilities:      Oil steam heat.

Features:      Open space on 1st floor.  
Sprinklers:  
Description:

### TRANSPORTATION

Public Trans:	South Station (Red Line), 3 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to I-93 N/S, 3 blocks.
Distance to Airport:	2.0 miles

### SITE USES

Industrial, office.

### COMMENTS

With partitioned office space.



## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: II

### SITE

292 Summer Street  
South Boston MA 02210

### CONTACT PERSON

Mark Pevsner, Owner  
Fort Point Arts Community Inc.  
322 Summer Street, 6th Floor  
Boston MA 02210  
Phone: 617-482-8018

### SIZE

Total Building Space:	108,000 Sq.Ft
Building Space Available:	12,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	12,000 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	12,000 Sq.Ft

### LEASE TERMS

Rent: \$ 8.00 - 10.00 /Sq.Ft.

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 9.0

Stud Height: 12.00	Loading Docks: 2 Tailboards.
Freight Elevators: 2	Parking Spaces:

Utilities:

Features:

Sprinklers:

Description:

### TRANSPORTATION

Public Trans:	South Station; Bus #6: Army Base - Haymarket (Green Line).
Rail Trans:	None
Port Access:	None
Highway Trans:	Summer Street to I-93 N/S.
Distance to Airport:	3.0 miles

### SITE USES

Light mfng: printers, artists.

### COMMENTS



# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

316 Summer Street  
South Boston MA 02210

## CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

## SIZE

Total Building Space: 56,000 Sq.Ft  
Building Space Available: 16,000 Sq.Ft  
For Manuf./Warehouse: 16,000 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 8,000 Sq.Ft  
Available Subdivision: Available space on 3rd, 5th floors: 8,000 SF/flr.

## LEASE TERMS

Rent: \$4.25 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 7.0

Stud Height: 13.00 Loading Docks: 1  
Freight Elevators: 1 Parking Spaces:

### Utilities:

Features: Some partitioning in place.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans: Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Summer Street to I-93 N/S.  
Distance to Airport: 2.0 miles

## SITE USES

Industrial, office.

## COMMENTS

## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

### SITE

321 Summer Street  
South Boston MA 02210

### CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

### SIZE

Total Building Space:	110,000 Sq.Ft
Building Space Available:	85,000 Sq.Ft
For Manuf./Warehouse:	85,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	11,000 Sq.Ft
Available Subdivision:	Available space on 1st - 8th floors.

### LEASE TERMS

Rent: \$4.25 /Sq.Ft

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 10.0

Stud Height: 12.00	Loading Docks: 2
Freight Elevators: 3	Parking Spaces:

#### Utilities:

Features:      Open space. With partitioned office spaces.  
Sprinklers:  
Description:      Industrial area adjacent to downtown Boston.

### TRANSPORTATION

Public Trans:	South Station (Red Line), 3 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to I-93 N/S, 3 blocks.
Distance to Airport:	2.0 miles

### SITE USES

Industrial, office.

### COMMENTS

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

322 Summer Street  
South Boston MA 02210

## CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

## SIZE

Total Building Space:	72,355 Sq.Ft
Building Space Available:	24,780 Sq.Ft
For Manuf./Warehouse:	24,780 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	14,500 Sq.Ft
Available Subdivision:	Available space on 1st, 3rd, 4th floors.

## LEASE TERMS

Rent: \$4.25 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 8.0

Stud Height: 13.00	Loading Docks: 1 Tailboard
Freight Elevators: 2	Parking Spaces:

Utilities:

Features:      With private office space.  
Sprinklers:  
Description:      Industrial area adjacent to downtown Boston.

## TRANSPORTATION

Public Trans:	South Station (Red Line), 3 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to Southeast Expressway, 3 blocks.
Distance to Airport:	2.0 miles

## SITE USES

Industrial, office.

## COMMENTS

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

327 Summer Street  
South Boston MA 02210

## CONTACT PERSON

Bob Kenney, Natalie Walsh, Owner  
Boston Wharf Company  
253 Summer Street  
Boston MA 02210  
Phone: 617-426-6034

## SIZE

Total Building Space:	52,336 Sq.Ft
Building Space Available:	19,626 Sq.Ft
For Manuf./Warehouse:	19,626 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	6,642 Sq.Ft
Available Subdivision:	Available space on 1st,4th,5th flrs: 6,542 SF/flr.

## LEASE TERMS

Rent: \$4.25 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 7.0

Stud Height: 0.00      Loading Docks: 1 Tailboard.  
Freight Elevators: 1      Parking Spaces:

Utilities:

Features:      Open space. With office spaces.  
Sprinklers:  
Description:

## TRANSPORTATION

Public Trans:	Bus #6: Army Base - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to Atlantic Avenue to I-93.
Distance to Airport:	2.0 miles

## SITE USES

Industrial, office.

## COMMENTS

# EDIC / BOSTON

Building/Land space for sale in SOUTH BOSTON

Type: I

## SITE

415 Summer Street  
South Boston MA 02127

## CONTACT PERSON

John Cremmen, Broker  
Peter Elliot & Company, Inc.  
260 Franklin Street  
Boston MA 02110  
Phone: 617-439-9100

## SIZE

Total Building Space: 120,000 Sq.Ft  
Building Space Available: 120,000 Sq.Ft  
For Manuf./Warehouse: 120,000 Sq.Ft  
For Industrial Office: 0Sq.Ft  
For R&D: 0Sq.Ft  
Building Foot Print: 20,000 Sq.Ft

Open Space Available: 29,621 Sq.Ft  
Parcel Size: 0.68 Acres

## SALE TERMS

Sale price: \$ 3,000,000      Taxes: \$ 87,683

## BUILDING DESCRIPTION

Year Completed: 1930      Year Renovated:      Floors: 6.0

Stud Height: 13.00      Loading Docks: 1 Tailgate.  
Freight Elevators: 2      Parking Spaces: 12

Utilities:      Oil heat.

Features:      Passenger elevator. Alarm system.

Sprinklers:

Renovations:      Depends on tenant.

Description:      Brick exterior and interior.

## TRANSPORTATION

Public Trans:      Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).

Rail Trans:      None.

Port Access:      None.

Highway Trans:      Summer Street to I-93 N/S.

Distance to Airport:      3.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Total space includes 1,000 SF boiler room.



## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

### SITE

Morton Shoe Building  
647 Summer Street  
South Boston MA 02210

### CONTACT PERSON

Bill Varetas, Owner  
Pappas Companies  
655 Summer Street  
Boston MA 02210  
Phone: 617-330-9797

### SIZE

Total Building Space:	360,000 Sq.Ft
Building Space Available:	50,000 Sq.Ft
For Manuf./Warehouse:	50,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	360,000 Sq.Ft

### LEASE TERMS

Rent: \$5.00 /Sq.Ft      Triple Net

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 1.0

Stud Height: 15.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 60

Utilities:      Oil, heat.

Features:  
Sprinklers:  
Description:

### TRANSPORTATION

Public Trans:	South Station (Red Line), 1/2 mile.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street or Northern Avenue to I-93 N/S, 4 blocks.
Distance to Airport:	3.0 miles

### SITE USES

Warehouse, manufacturing.

### COMMENTS



## EDIC / BOSTON

Land space for lease in SOUTH BOSTON

Type:

### SITE

765 Summer Street  
South Boston MA 02210

### CONTACT PERSON

David Corkery, Broker  
Lynch, Murphy, Walsh & Partners  
One Financial Center  
Boston MA 02111  
Phone: 617-348-3800

### SIZE

Open Space Available: 239,580 Sq.Ft  
Parcel Size: 5.50 Acres

### LEASE TERMS

Rent:

### TRANSPORTATION

Public Trans: Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).  
Rail Trans: None.  
Port Access: Yes.  
Highway Trans: Summer Street to Atlantic Avenue to I-93 N/S.  
Distance to Airport: 3.0 miles

### SITE USES

Industrial.

### COMMENTS

Lease terms are negotiable.

## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: II

### SITE

803 Summer Street  
South Boston MA 02210

### CONTACT PERSON

David Corkery, Broker  
Lynch, Murphy, Walsh & Partners  
One Financial Center  
Boston MA 02111  
Phone: 617-348-3800

### SIZE

Total Building Space:	26,700 Sq.Ft
Building Space Available:	6,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	6,000 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	6,675 Sq.Ft

### LEASE TERMS

Rent: \$9.00 /Sq.Ft

### BUILDING DESCRIPTION

Year Completed: 1965    Year Renovated:    Floors: 4.0

Stud Height: 11.00	Loading Docks:
Freight Elevators: 0	Parking Spaces: 72

Utilities:    All utilities on site.

Features:  
Sprinklers:  
Description:

### TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to Atlantic Avenue to SE Expressway (I-93).
Distance to Airport:	3.0 miles

### SITE USES

Industrial office, R&D.

### COMMENTS

## EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: III

### SITE

850 Summer Street  
South Boston MA 02127

### CONTACT PERSON

Michael Fabiano, Owner  
Fabiano Shoe Company  
850 Summer Street  
South Boston MA 02127  
Phone: 617-268-5625

### SIZE

Total Building Space:	24,000 Sq.Ft
Building Space Available:	12,000 Sq.Ft
For Manuf./Warehouse:	12,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	12,000 Sq.Ft
Available Subdivision:	Available space on second floor.

### LEASE TERMS

Rent:

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 2.0

Stud Height: 0.00	Loading Docks: Garage door.
Freight Elevators: 1	Parking Spaces: 4

Utilities:

Features:

Sprinklers:

Renovations:      Some needed on second floor.

Description:

### TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to I-93 N/S.
Distance to Airport:	3.0 miles

### SITE USES

Warehouse.

### COMMENTS

Rent is negotiable.

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

416 West Broadway  
South Boston MA 02210

## CONTACT PERSON

Rick Falcione, Broker  
505 Mount Auburn Street  
Watertown MA 02172  
Phone: 617-926-3000

## SIZE

Total Building Space:	21,000 Sq.Ft
Building Space Available:	8,000 Sq.Ft
For Manuf./Warehouse:	8,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	6,000 Sq.Ft
Available Subdivision:	2,000 SF on 2nd floor; 6,000 SF on 3rd floor.

## LEASE TERMS

Rent: \$4.00 /Sq.Ft                      Triple Net

## BUILDING DESCRIPTION

Year Completed:                      Year Renovated: 1987                      Floors: 3.0

Stud Height: 14.00	Loading Docks: 1 Tailboard
Freight Elevators: 1	Parking Spaces: 16

## Utilities:

Features:	With basement.
Sprinklers:	Full.
Description:	

## TRANSPORTATION

Public Trans:	Broadway Station (Red Line), 6 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	West Broadway to I-93 N/S, 1 mile.
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Will build space to suit.

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

Almont Mfg. Building  
417 West Broadway  
South Boston MA 02210

## CONTACT PERSON

John Arciprete, Broker  
The Copley Group  
896 Beacon Street  
Boston MA 02215  
Phone: 617-262-3930

## SIZE

Total Building Space:	49,000 Sq.Ft
Building Space Available:	2,800 Sq.Ft
For Manuf./Warehouse:	2,800 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	15,000 Sq.Ft

## LEASE TERMS

Rent: \$3.00 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 4.0

Stud Height: 13.00	Loading Docks: 1 Ramp.
Freight Elevators: 1	Parking Spaces:

Utilities:

Features:

Sprinklers:      Full.

Description:

## TRANSPORTATION

Public Trans:	Bus #9: City Point - Copley Station (Green Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	West Broadway to I-93 N/S, 1 mile.
Distance to Airport:	4.0 miles

## SITE USES

Light manufacturing.

## COMMENTS

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

105 West First Street (at A Street)  
South Boston MA 02127

## CONTACT PERSON

Charles E. Dow, Owner  
Charles E. Dow, Trustee  
100 City Hall Plaza  
Boston MA 02108  
Phone: 617-742-1919

## SIZE

Total Building Space:	0	Sq.Ft
Building Space Available:	15,000	Sq.Ft
For Manuf./Warehouse:	15,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: 1990      Year Renovated:      Floors: 0.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities:

Features:	Space is on the first floor; free parking available.
Sprinklers:	
Renovations:	None.
Description:	

## TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station; Broadway Station.
Rail Trans:	None.
Port Access:	Yes.
Highway Trans:	West First Street to West Broadway to I-93 N/S.
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Lease terms are negotiable.



# EDIC / BOSTON

Building space for sale/lease in SOUTH BOSTON

Type: I

## SITE

205 West First Street  
South Boston MA 02127

## CONTACT PERSON

David Corkery, Broker  
Lynch, Murphy, Walsh & Partners  
One Financial Center  
Boston MA 02111  
Phone: 617-348-3800

## SIZE

Total Building Space:	22,000 Sq.Ft
Building Space Available:	22,000 Sq.Ft
For Manuf./Warehouse:	22,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	16,000 Sq.Ft
Available Subdivision:	16,000 SF on 1st floor; 6,000 SF on 2nd floor.

## LEASE/SALE TERMS

Rent: \$3.95 /Sq.Ft	Triple Net
Sale price: \$ 790,000	Taxes: \$ 20,000

## BUILDING DESCRIPTION

Year Completed: 1940	Year Renovated:	Floors: 2.0
Stud Height: 20.00	Loading Docks: 3 Drive-in, 1 Tailboard.	
Freight Elevators: 0	Parking Spaces: 10	
Utilities:	Gas, water, sewer.	
Features:	Excellent location and condition.	
Sprinklers:		
Description:		

## TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station; Broadway Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	West First to West Broadway to I-93.
Distance to Airport:	3.0 miles

## SITE USES

Warehouse, Manufacturing.

## COMMENTS

# EDIC / BOSTON

Building space for lease in SOUTH BOSTON

Type: I

## SITE

307 West First Street  
South Boston MA 02210

## CONTACT PERSON

Dana Narlee, Michael McGrath, Owner  
Pearson Associates  
1 International Pl., Suite 1130  
Boston MA 02110  
Phone: 617-330-8676

## SIZE

Total Building Space:	32,000 Sq.Ft
Building Space Available:	7,500 Sq.Ft
For Manuf./Warehouse:	7,500 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	14,340 Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: 1984      Year Renovated:      Floors: 2.0

Stud Height: 22.00	Loading Docks: 1 Tailboard.
Freight Elevators: 0	Parking Spaces: 40

Utilities:

Features:	Building dimension: 100 * 167.
Sprinklers:	Full.
Description:	Concrete floors; brick construction.

## TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	West First to West Broadway to I-93 N/S.
Distance to Airport:	3.0 miles

## SITE USES

Manufacturing, warehouse, office

## COMMENTS

Rent is negotiable.

# EDIC / BOSTON

Building space for sale in SOUTH BOSTON

Type:

## SITE

249 West Second Street  
South Boston MA 02127

## CONTACT PERSON

Joseph Hamburger, Owner  
Ace Wire & Burlap Inc.  
249 West Second Street  
South Boston MA 02127  
Phone: 617-268-5580

## SIZE

Total Building Space:	125,000 Sq.Ft
Building Space Available:	125,000 Sq.Ft
For Manuf./Warehouse:	125,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	25,000 Sq.Ft

## SALE TERMS

Sale price: \$ 850,000

Taxes:

## BUILDING DESCRIPTION

Year Completed: 1900    Year Renovated:    Floors: 4.0

Stud Height: 15.00	Loading Docks: 4 In-door.
Freight Elevators: 2	Parking Spaces:

Utilities:

Features:

Sprinklers:    Full.

Description:    Mill type brick building: 325' \* 100'.

## TRANSPORTATION

Public Trans:	MBTA Broadway Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-93.
Distance to Airport:	3.0 miles

## SITE USES

Warehouse, manufacturing.

## COMMENTS









# EDIC / BOSTON

Building space for lease in SOUTH END

Type: I

## SITE

535 Albany Street  
South End MA 02118

## CONTACT PERSON

Elaine Gossels, Owner  
Hammond Trust  
PO Box 156  
Wayland MA 01778  
Phone: 617-890-3033

## SIZE

Total Building Space: 100,000 Sq.Ft  
Building Space Available: 2,200 Sq.Ft  
For Manuf./Warehouse: 2,200 Sq.Ft  
For Industrial Office: 0 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 21,000 Sq.Ft  
Available Subdivision: 1,500 SF available on 5th flr.; 700 SF on 4th flr.

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: Year Renovated: Floors: 5.0  
Stud Height: 11.00 Loading Docks: 2 Tailboards.  
Freight Elevators: 1 Parking Spaces:  
Utilities: All on site (oil/steam heat).  
Features: New windows.  
Sprinklers:  
Renovations: Depends on use.  
Description: Multi-use industrial area.

## TRANSPORTATION

Public Trans: Back Bay Station (Orange & Commuter Rail Lines), 4 blocks.  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Albany St. to I-93 N/S, 1/4 miles; to Mass Pike, 1/2 miles.  
Distance to Airport: 3.0 miles

## SITE USES

Manufacturing, multi-use.

## COMMENTS

Across from the New England Flower Market.  
Lease terms are negotiable.

## EDIC / BOSTON

Land space for sale in SOUTH END

Type:

### SITE

137 - 139, 141 - 143 Berkeley Street  
South End MA 02118

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available:	2,281 Sq.Ft
Parcel Size:	0.05 Acres

### SALE TERMS

Sale price:

Taxes:

### TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	East Berkeley Street to Albany Street to I-93 N/S, Mass Pike
Distance to Airport:	2.5 miles

### SITE USES

Industrial.

### COMMENTS

Sale terms are to be determined.

## EDIC / BOSTON

Land space for sale in SOUTH END

Type:

### SITE

31 - 33 Bradford Street  
South End MA 02118

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available:	1,895 Sq.Ft
Parcel Size:	0.04 Acres

### SALE TERMS

Sale price:	Taxes:
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### TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93, Mass Pike.
Distance to Airport:	2.5 miles

### SITE USES

Industrial.

### COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in SOUTH END

Type:

## SITE

698 - 708 Columbus Avenue  
South End MA 02118

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 32,904 Sq.Ft  
Parcel Size: 0.76 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Back Bay Station (Orange Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To I-93 N/S, Mass Pike.  
Distance to Airport: 2.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in SOUTH END

Type:

## SITE

129 East Berkeley Street  
South End MA 02118

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available:	1,075 Sq.Ft
Parcel Size:	0.02 Acres

## SALE TERMS

Sale price:	Taxes:
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## TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	East Berkeley Street to Albany Street to I-93 N/S, Mass Pike
Distance to Airport:	2.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

## EDIC / BOSTON

Building space for lease in SOUTH END

Type: I

### SITE

Neptune Garment Building  
242 East Berkeley Street  
South End MA 02118

### CONTACT PERSON

Cecil Rose, Owner  
The Branton Company  
242 East Berkeley Street  
Boston MA 02118  
Phone: 617-482-2500

### SIZE

Total Building Space:	50,000 Sq.Ft
Building Space Available:	17,500 Sq.Ft
For Manuf./Warehouse:	17,500 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,000 Sq.Ft
Available Subdivision:	7,500 SF available on 5th floor; 10,000 SF on 2nd.

### LEASE TERMS

Rent:

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 5.0

Stud Height: 11.50      Loading Docks: 1 Tailboard.  
Freight Elevators: 1      Parking Spaces: 30

Utilities:      Water, gas, sewer, electric, oil burners.

Features:      Insulated thermal windows; two passenger elevators.

Sprinklers:

Description:      Brick building with beamed ceilings on 4th floor.

### TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line), 1/2 mile.
Rail Trans:	Yes.
Port Access:	None.
Highway Trans:	East Berkeley to Albany Street to I-93 N/S. I-90, 1 block.
Distance to Airport:	2.0 miles

### SITE USES

Light Manufacturing, R&D.

### COMMENTS

Lease terms are negotiable.  
Building has some office space located on 2nd floor.



## EDIC / BOSTON

Land space for sale in SOUTH END

Type:

### SITE

15 - 23 - 35 East Lenox Street  
South End MA 02118

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available: 12,678 Sq.Ft  
Parcel Size: 0.30 Acres

### SALE TERMS

Sale price: Taxes:

### TRANSPORTATION

Public Trans: Back Bay Station (Orange Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To I-93 N/S, Mass Pike.  
Distance to Airport: 2.5 miles

### SITE USES

Industrial.

### COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in SOUTH END

Type:

## SITE

433 - 443 Harrison Avenue  
South End MA 02118

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 15,301 Sq.Ft  
Parcel Size: 0.35 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Back Bay Station (Orange Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Harrison Avenue - East Berkeley Street - I-93 N/S, Mass Pike  
Distance to Airport: 2.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in SOUTH END

Type:

## SITE

636 - 640 Harrison Avenue  
South End MA 02118

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 13,259 Sq.Ft  
Parcel Size: 0.30 Acres

## SALE TERMS

Sale price:

Taxes:

## TRANSPORTATION

Public Trans: Back Bay Station (Orange Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Harrison Street - East Berkeley Street - I-93 N/S, Mass Pike  
Distance to Airport: 2.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in SOUTH END

Type:

## SITE

642 - 656 Harrison Avenue  
South End MA 02118

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available: 13,349 Sq.Ft  
Parcel Size: 0.30 Acres

## SALE TERMS

Sale price: Taxes:

## TRANSPORTATION

Public Trans: Back Bay Station (Orange Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Harrison Avenue - East Berkeley Street - I-93 N/S, Mass Pike  
Distance to Airport: 2.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Building space for lease in SOUTH END

Type: II

## SITE

Shooshanian Building  
129 Malden Street  
South End MA 02118

## CONTACT PERSON

Bill Jacobson, Owner  
Edward Jacobson Inc.  
500 Albany Street  
Boston MA 02118  
Phone: 617-426-4287

## SIZE

Total Building Space:	8,500	Sq.Ft
Building Space Available:	8,500	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	8,500	Sq.Ft
Building Foot Print:	4,250	Sq.Ft

## LEASE TERMS

Rent: \$8.00 /Sq.Ft

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 2.0

Stud Height: 9.00	Loading Docks: 1 Tailboard
Freight Elevators: 1	Parking Spaces: 20

Utilities:      All on site; gas baseboard and forced hot air heat.

Features:

Sprinklers:

Description:      Brick building.

## TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line), 1/2 mile .
Rail Trans:	None
Port Access:	None
Highway Trans:	Albany Street to I-93 N/S, 3 blocks; Albany Street to I-90.
Distance to Airport:	4.0 miles

## SITE USES

Industrial.

## COMMENTS

# EDIC / BOSTON

Building space for lease in SOUTH END

Type: III

## SITE

Mass Wholesale Terminal  
120 - 141 Newmarket Square  
South End MA 02118

## CONTACT PERSON

Albert Belgiorno, Jr., Owner  
Mass Wholesale Terminal  
138 Newmarket Square  
Boston MA 02118  
Phone: 617-442-3584

## SIZE

Total Building Space:	100,000 Sq.Ft
Building Space Available:	10,000 Sq.Ft
For Manuf./Warehouse:	5,000 Sq.Ft
For Industrial Office:	5,000 Sq.Ft
For R&D:	0 Sq.Ft

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 2.0

Stud Height: 0.00	Loading Docks: Several loading docks.
Freight Elevators: 2	Parking Spaces: 200

Utilities:

Features:	Refrigerated and dry storage.
Sprinklers:	Heat and fire alarms.
Description:	1,000 feet long building.

## TRANSPORTATION

Public Trans:	Andrews Square Station (Red Line). Buses along Newmarket Sq.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Off I-93 N/S.
Distance to Airport:	5.0 miles

## SITE USES

Warehouse, office.

## COMMENTS

Lease terms are negotiable.



## EDIC / BOSTON

Land space for sale in SOUTH END

Type:

### SITE

263 - 265 Northampton Street  
South End MA 02118

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available:	8,557 Sq.Ft
Parcel Size:	0.20 Acres

### SALE TERMS

Sale price:	Taxes:
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### TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, Mass Pike.
Distance to Airport:	2.5 miles

### SITE USES

Industrial.

### COMMENTS

Sale terms are to be determined.

## EDIC / BOSTON

Land space for sale in SOUTH END

Type:

### SITE

Plympton/East Dedham Street  
South End MA 02118

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available:	20,979 Sq.Ft
Parcel Size:	0.48 Acres

### SALE TERMS

Sale price:

Taxes:

### TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, Mass Pike.
Distance to Airport:	2.5 miles

### SITE USES

Industrial.

### COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Land space for sale in SOUTH END

Type:

## SITE

18 - 24 Reed Street  
South End MA 02118

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available:	4,167	Sq.Ft
Parcel Size:	0.10	Acres

## SALE TERMS

Sale price:	Taxes:
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## TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, Mass Pike.
Distance to Airport:	2.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to determined.

## EDIC / BOSTON

Land space for sale in SOUTH END

Type:

### SITE

678 - 680 Shawmut Avenue  
South End MA 02118

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available: 33,113 Sq.Ft  
Parcel Size: 0.76 Acres

### SALE TERMS

Sale price: Taxes:

### TRANSPORTATION

Public Trans: Back Bay Station (Orange Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: To I-93 N/S, Mass Pike.  
Distance to Airport: 2.5 miles

### SITE USES

Industrial.

### COMMENTS

Sale terms are to be determined.

## EDIC / BOSTON

Land space for sale in SOUTH END

Type:

### SITE

985 - 1007 Tremont Street  
South End MA 02118

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Open Space Available:	20,644 Sq.Ft
Parcel Size:	0.47 Acres

### SALE TERMS

Sale price:	Taxes:
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### TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, Mass Pike.
Distance to Airport:	2.5 miles

### SITE USES

Industrial.

### COMMENTS

Sale terms are to be determined.

## EDIC / BOSTON

Building space for lease in SOUTH END

Type: I

### SITE

Evenson Building  
90 Wareham Street  
South End MA 02118

### CONTACT PERSON

Leon Frieden, Owner  
State Coat Front Company  
90 Wareham Street  
Boston MA 02118  
Phone: 617-482-6591

### SIZE

Total Building Space:	90,000 Sq.Ft
Building Space Available:	3,000 Sq.Ft
For Manuf./Warehouse:	3,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	15,000 Sq.Ft

### LEASE TERMS

Rent: \$6.00 /Sq.Ft

### BUILDING DESCRIPTION

Year Completed: 1885      Year Renovated:      Floors: 6.0

Stud Height: 12.00	Loading Docks: 2 Drive-in.
Freight Elevators: 2	Parking Spaces: 30

Utilities:      Oil heat.

Features:      High pressure steam available. Newly renovated office space.  
Sprinklers:  
Description:

### TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line & Commuter Rail), 1/2 mile.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Wareham Street to I-93 N/S, 1/4 mile.
Distance to Airport:	2.0 miles

### SITE USES

Warehouse, manufacturing.

### COMMENTS



# EDIC / BOSTON

Land space for sale in SOUTH END

Type:

## SITE

1198 - 1206 Washington Street  
South End MA 02118

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Open Space Available:	52,650 Sq.Ft
Parcel Size:	1.21 Acres

## SALE TERMS

Sale price:	Taxes:
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## TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93, Mass Pike.
Distance to Airport:	2.5 miles

## SITE USES

Industrial.

## COMMENTS

Sale terms are to be determined.

## EDIC / BOSTON

Building space for lease in SOUTH END

Type: II

### SITE

1234 Washington Street  
South End MA 02118

### CONTACT PERSON

Arthur Leon, Owner  
Leon Electric  
1234 Washington Street  
Boston MA 02118  
Phone: 617-482-8383

### SIZE

Total Building Space:	55,000 Sq.Ft
Building Space Available:	10,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	10,000 Sq.Ft
Building Foot Print:	55,000 Sq.Ft

### LEASE TERMS

Rent: \$6.50 /Sq.Ft

### BUILDING DESCRIPTION

Year Completed: 1900      Year Renovated:      Floors: 1.0

Stud Height: 15.00      Loading Docks: 1 Drive-in.  
Freight Elevators: 0      Parking Spaces:

Utilities:      Gas, heat.

Features:

Sprinklers:      Full.

Description:      Reinforced concrete building.

### TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line), 1/2 mile.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Washington Street to Herald St. to I-93 (SE Expressway).
Distance to Airport:	2.0 miles

### SITE USES

R&D.

### COMMENTS

# EDIC / BOSTON

Building space for sale in SOUTH END

Type:

## SITE

1682 Washington Street  
South End MA 02118

## CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

## SIZE

Total Building Space:	16,000 Sq.Ft
Building Space Available:	16,000 Sq.Ft
For Manuf./Warehouse:	16,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	5,000 Sq.Ft

## SALE TERMS

Sale price:

Taxes:

## BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 0.0

Stud Height: 0.00      Loading Docks:  
Freight Elevators: 0      Parking Spaces:

Utilities:      Yes.

Features:

Sprinklers:

Renovations:      Needs complete rehab.

Description:

## TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, Mass Pike.
Distance to Airport:	2.5 miles

## SITE USES

Mfg., warehouse, R&D, office.

## COMMENTS

Sale terms are to be determined.

## EDIC / BOSTON

Building space for sale in SOUTH END

Type:

### SITE

1724 Washington Street  
South End MA 02118

### CONTACT PERSON

Joseph Conran, Owner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston MA 02201  
Phone: 617-722-4300 ext. 4324

### SIZE

Total Building Space:	7,500	Sq.Ft
Building Space Available:	7,500	Sq.Ft
For Manuf./Warehouse:	7,500	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	2,000	Sq.Ft

### SALE TERMS

Sale price:

Taxes:

### BUILDING DESCRIPTION

Year Completed:      Year Renovated:      Floors: 0.0

Stud Height: 0.00      Loading Docks:  
Freight Elevators: 0      Parking Spaces:

Utilities:      Yes.

Features:

Sprinklers:

Renovations:      Needs complete rehab.

Description:

### TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S, Mass Pike.
Distance to Airport:	2.5 miles

### SITE USES

Mfg., warehouse, R&D, office.

### COMMENTS

Sale terms are to be determined.

# EDIC / BOSTON

Building space for lease in SOUTH END

Type: I

## SITE

2000 Washington Street  
South End MA 02118

## CONTACT PERSON

David Smookler, Broker  
Dartmouth Co.  
One Exeter Plaza, 6th Floor  
Boston MA 02116  
Phone: 617-262-6620

## SIZE

Total Building Space:	70,000 Sq.Ft
Building Space Available:	66,000 Sq.Ft
For Manuf./Warehouse:	60,600 Sq.Ft
For Industrial Office:	5,400 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	66,000 Sq.Ft

## LEASE TERMS

Rent: \$5.75 /Sq.Ft Triple Net

## BUILDING DESCRIPTION

Year Completed: 1969	Year Renovated:	Floors: 1.0
Stud Height: 22.00	Loading Docks: 2 Platforms, 6 Drive-in	
Freight Elevators: 0	Parking Spaces: 185	

Utilities: All on site. Heavy electrical system.

Features: Has 4,000 SF of dry basement space.

Sprinklers: Full.

Description:

## TRANSPORTATION

Public Trans:	Dudley Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Melnea Cass Blvd. to Mass. Ave. to I-93 N/S.
Distance to Airport:	2.0 miles

## SITE USES

Warehouse, distribution.

## COMMENTS









# EDIC / BOSTON

Building space for lease in WEST ROXBURY

Type: II

## SITE

Blank Plastics Building  
219 - 225 Rivermoore Street  
West Roxbury MA 02132

## CONTACT PERSON

Mark Kearins, Broker  
Atlantic Commercial Real Estate Company  
185 Dean Street  
Norwood MA 02062  
Phone: 617-551-8888

## SIZE

Total Building Space:	120,000 Sq.Ft
Building Space Available:	20,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	10,000 Sq.Ft
For R&D:	10,000 Sq.Ft
Building Foot Print:	120,000 Sq.Ft

## LEASE TERMS

Rent: \$ 7.50 - 9.50 /Sq.Ft.

## BUILDING DESCRIPTION

Year Completed: 1971      Year Renovated:      Floors: 1.0

Stud Height: 16.00	Loading Docks: 1 Drive-in, 4 Tailboards.
Freight Elevators: 0	Parking Spaces: 300

### Utilities:

Amps: 400      Volts: 220      Phase: 3

Features:      Fully air conditioned.

### Sprinklers:

Renovations:      Depends on tenant.

Description:      Modern building, overlooking the Charles River.

## TRANSPORTATION

Public Trans:	Bus 46A.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Rte 128, 2 miles.
Distance to Airport:	9.0 miles

## SITE USES

R&D, office, manufacturing.

## COMMENTS

Single storey building with mezzanine.

## EDIC / BOSTON

Building space for lease in WEST ROXBURY

Type: I

### SITE

1600 VFW Parkway  
West Roxbury MA 02132

### CONTACT PERSON

R. Christian Haufler, Broker  
Haufler Associates  
22 Washington Street  
Norwell MA 02061  
Phone: 617-331-5051

### SIZE

Total Building Space:	100,000 Sq.Ft
Building Space Available:	26,000 Sq.Ft
For Manuf./Warehouse:	26,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	100,000 Sq.Ft

### LEASE TERMS

Rent:

### BUILDING DESCRIPTION

Year Completed: 1965    Year Renovated: 1993    Floors: 1.0

Stud Height: 22.00	Loading Docks: 4 Tailboards, 2 Drive-in doors.
Freight Elevators: 0	Parking Spaces: 300

Utilities:

Features:	50% of building is air conditioned.
Sprinklers:	Full.
Description:	

### TRANSPORTATION

Public Trans:	Bus #36: Charles River - Forest Hills.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Route 128, 3 miles; to I-95, 3 miles.
Distance to Airport:	10.0 miles

### SITE USES

Manufacturing, some retail.

### COMMENTS

Lease terms are negotiable.

# EDIC / BOSTON

Building/Land space for sale/lease in ROSLINDALE

Type: I

## SITE

28 Mahler Road  
Roslindale MA 02131

## CONTACT PERSON

Frank J. Ditto, Owner  
Ditto Industries  
P.O. Box 116, 28 Mahler Road  
Roslindale MA 02131  
Phone: 617-524-5100

## SIZE

Total Building Space: 25,000 Sq.Ft  
Building Space Available: 25,000 Sq.Ft  
For Manuf./Warehouse: 18,000 Sq.Ft  
For Industrial Office: 7,000 Sq.Ft  
For R&D: 0 Sq.Ft  
Building Foot Print: 10,000 Sq.Ft

Open Space Available: 6,565 Sq.Ft  
Parcel Size: 0.35 Acres

## LEASE/SALE TERMS

Rent: Triple Net  
Sale price: \$ 375,000

## BUILDING DESCRIPTION

Year Completed: 1935 Year Renovated: 1978 Floors: 3.0

Stud Height: 10.00 Loading Docks: 2 Tailboards, Drive-in overhead.  
Freight Elevators: 1 Parking Spaces: 5

Utilities: Gas, water, sewer.  
Amps: 400 Volts: 240 Phase: 3  
Features: Airconditioned office space. Modern security systems.  
Sprinklers: Full.  
Renovations: None.  
Description:

## TRANSPORTATION

Public Trans: Forest Hills Station/Arborway (Orange and Green Line).  
Rail Trans: None.  
Port Access: None.  
Highway Trans: Washington Street to Cummins Hwy. to Rte. 128 and 138.  
Distance to Airport: 5.0 miles

## SITE USES

Manufacturing, warehouse, office

## COMMENTS

Rent is negotiable.  
"Clean" 21E environmental evaluation.

# EDIC / BOSTON

Building space for lease in ROSLINDALE

Type: I

## SITE

49 - 99 Mahler Road  
Roslindale MA 02131

## CONTACT PERSON

Charles E. Dow, Owner  
Charles E. Dow, Trustee  
100 City Hall Plaza  
Boston MA 02108  
Phone: 617-742-1919

## SIZE

Total Building Space:		Sq.Ft
Building Space Available:	25,000	Sq.Ft
For Manuf./Warehouse:	25,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft

Available Subdivision: Space can be subdivided.

## LEASE TERMS

Rent:

## BUILDING DESCRIPTION

Year Completed: Year Renovated: 1994 Floors: 0.0

Stud Height: 0.00	Loading Docks:
Freight Elevators: 0	Parking Spaces:

Utilities:

Features:	Space is on the first floor; parking is available.
Sprinklers:	
Renovations:	None.
Description:	

## TRANSPORTATION

Public Trans:	Forest Hills Stn. (Orange Line); Arborway Stn. (Green Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Washington Street to Cummins Highway to Routes 128 & 138.
Distance to Airport:	8.0 miles

## SITE USES

Manufacturing, warehouse.

## COMMENTS

Lease terms are negotiable.





# **CITY OF BOSTON**

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Mayor

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